



### 31 Hampstead Road, Bristol, BS4 3HL

**£635,000**

Located on arguably one of the finest roads in the area being just a short walk from Arnos Park, this beautiful and substantial family sized home has so much to offer those seeking spacious accommodation with plenty of period charm.

A traditional style entrance door leads you to the vestibule with its ornate ceiling cornice and door to the hallway with traditional tiled flooring. The bayed sitting room is both spacious and homely with ornate ceiling corning. The second reception room is equally as spacious and has double doors that lead through to the lean-to/utility area with w.c off. The large kitchen/dining room is the real heart of the home. This spacious room has been refitted with modern units and has plenty of space for dining/entertaining. On the first floor is a large landing space giving access to three incredibly spacious double bedrooms, with the master having an ensuite shower room, and the family bathroom. Stairs from the landing lead to an additional useful loft room.

Outside is just as impressive, there's a pretty and well established rear garden which leads to a fantastic, large garage with additional parking. Bursting with style and character and stunning from start to finish, this super home really will impress all who view.



## Entrance Vestibule

### Hallway



## Kitchen/Dining Room

41'10 x 10' (12.75m x 3.05m)



## Lean to/Utility



## Sitting Room

13'7 max x 12'11 (4.14m max x 3.94m)



## Living Room

17'1 max x 12'11 (5.21m max x 3.94m)



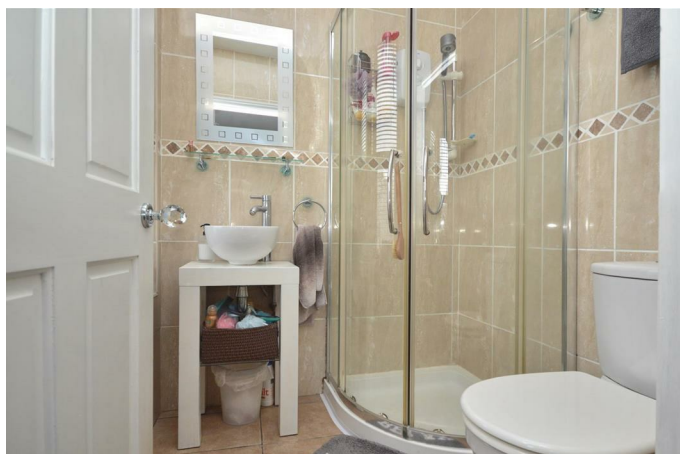
## Landing

### Master Bedroom

13'7 max x 11'7 (4.14m max x 3.53m)

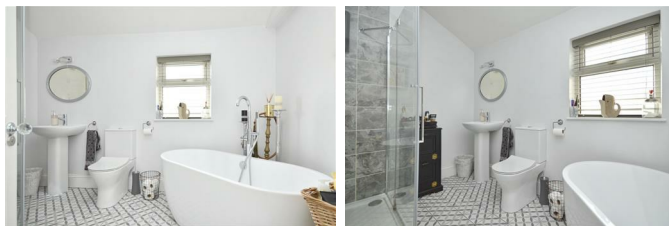


### Ensuite



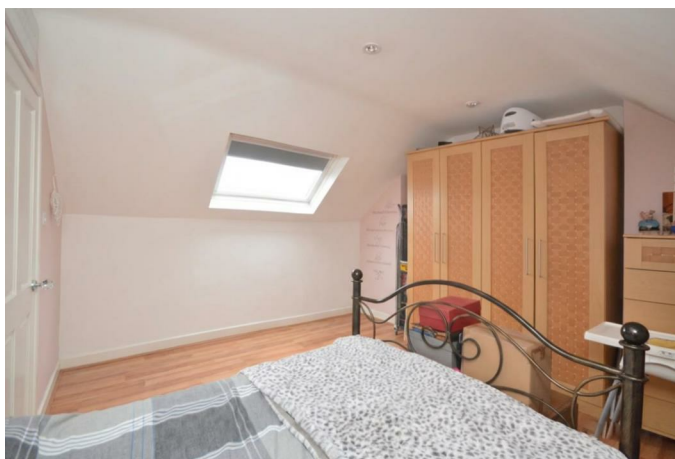
### Bathroom

10'4 x 7'2 (3.15m x 2.18m)



### Loft Room

12'4 x 13'5 (3.76m x 4.09m)



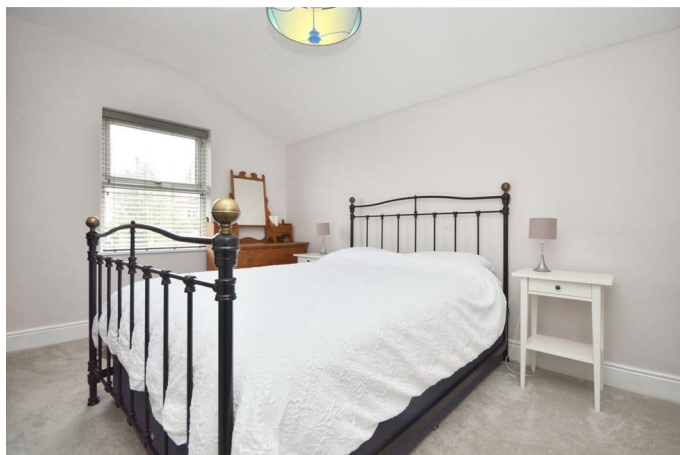
### Bedroom Two

13'6 x 11' (4.11m x 3.35m)



### Bedroom Three

12'7 x 10' (3.84m x 3.05m)



### Rear Garden



### Rear Elevation



### Garage & Parking

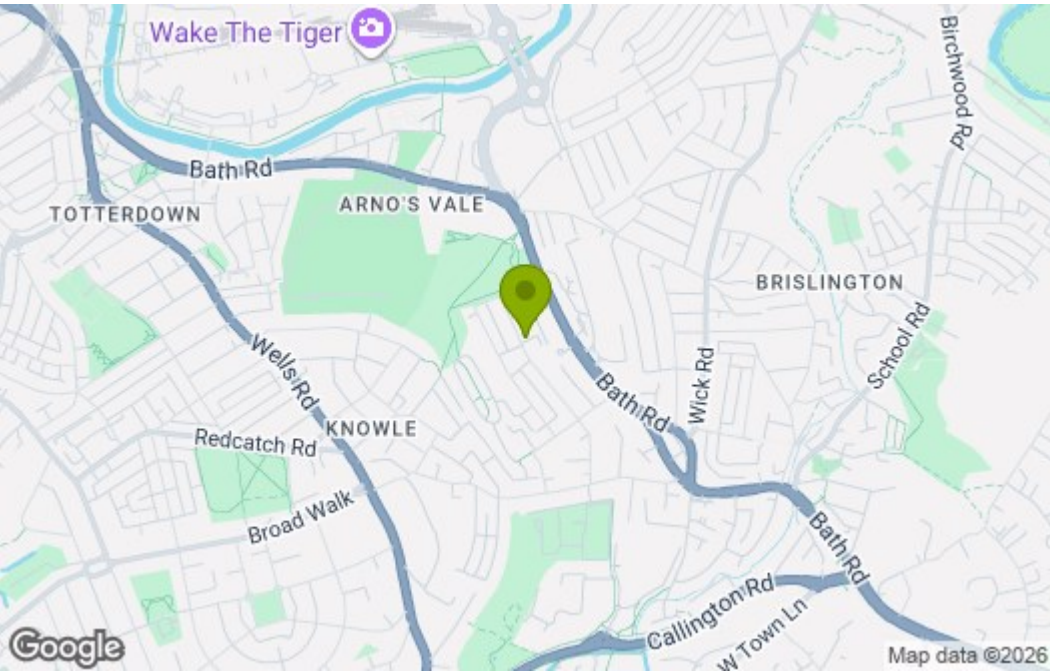




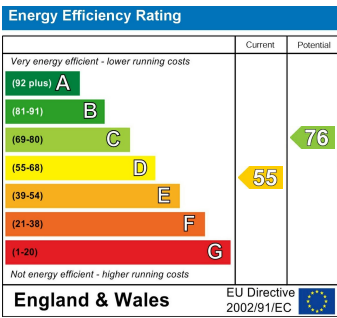
Floor Plan



Area Map



Energy Efficiency Graph



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