



cj HOLE
est. 1867

58 Highbury Road, Horfield,
Bristol, BS7 0BZ

£500,000

OCCUPYING A HIGHLY SOUGHT-AFTER POSITION IN A MUCH DESIRED RESIDENTIAL ROADS, THIS HANDSOME SEMI-DETACHED FAMILY HOME HAS BEEN LOVINGLY OWNED AND METICULOUSLY CARED FOR BY THE CURRENT FAMILY FOR APPROXIMATELY 40 YEARS. BEAUTIFULLY MAINTAINED AND NEUTRALLY DECORATED THROUGHOUT, THE PROPERTY OFFERS WONDERFULLY BALANCED ACCOMMODATION THAT IS READY TO ENJOY IMMEDIATELY, WHILE ALSO PRESENTING EXCITING POTENTIAL FOR FUTURE EXTENSION OR RECONFIGURATION, SUBJECT TO THE NECESSARY PLANNING PERMISSIONS. COMBINING GENEROUS LIVING SPACE, AN IMPRESSIVE SOUTH-FACING GARDEN AND AN OUTSTANDING LOCATION, THIS IS A HOME THAT IS PERFECTLY EQUIPPED FOR MODERN FAMILY LIFE.

The location is one of the property's greatest strengths. Horfield Common is just a short walk away, providing acres of open green space, mature trees and recreational facilities.

The home immediately creates a welcoming first impression. A spacious entrance hall, decorated in calming neutral tones, provides access to the principal reception rooms while a staircase rises gracefully to the first floor, setting the tone for the well-maintained accommodation that follows.

Positioned at the front of the property, the elegant living room is a wonderfully bright and comfortable space centred around a beautiful bay window that allows natural light to pour into the room throughout the day. The neutral décor enhances the feeling of space while offering a blank canvas for new owners to personalise.

To the rear of the property lies an equally impressive second reception room, thoughtfully remodelled to create a seamless connection with the adjoining kitchen. Double doors open directly onto the rear garden, allowing the outside to become a natural extension of the living space during the warmer months and filling the room with an

abundance of natural light.

The kitchen has been designed to complement the adjoining reception room. Whether preparing family meals or entertaining friends, the flow between the kitchen and reception room creates a highly functional and welcoming environment.

Beyond the kitchen, a useful rear hallway provides a dedicated utility area with plumbing for a washing machine, helping to keep laundry neatly separated from the main living accommodation. A conveniently positioned cloakroom adds further practicality.

The first floor offers three beautifully presented bedrooms, each enjoying a bright and airy feel. The principal bedroom, positioned at the front of the property, is generously proportioned and benefits from fitted wardrobes. The second double bedroom overlooks the attractive rear garden and benefits from fitted wardrobes, making it an equally comfortable and practical room. The third bedroom is an ideal single room that would adapt effortlessly as a nursery, child's bedroom, dressing room or dedicated home office. The updated family shower room serves the first-floor accommodation, complementing the property's tasteful presentation and providing a practical space for everyday use.

Outside, the gardens are a particular highlight of the property. The southerly facing rear garden enjoys sunshine throughout much of the day. Leading onto a well-kept lawn bordered by established planting that adds colour, privacy and seasonal interest. At the far end of the garden, a recently created second patio offers another delightful seating area, ideal for enjoying the evening sun or relaxing with friends and family.

Adding further practicality, a personnel door provides direct access into the rear of the garage, offering excellent storage, workshop potential or secure space for bicycles and outdoor equipment.

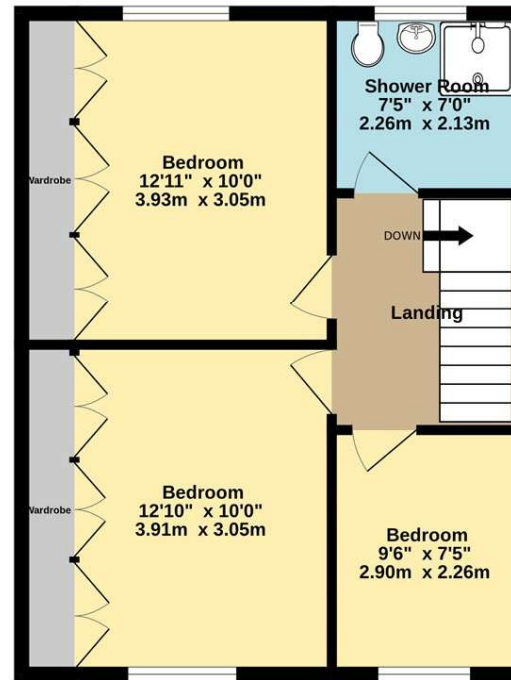
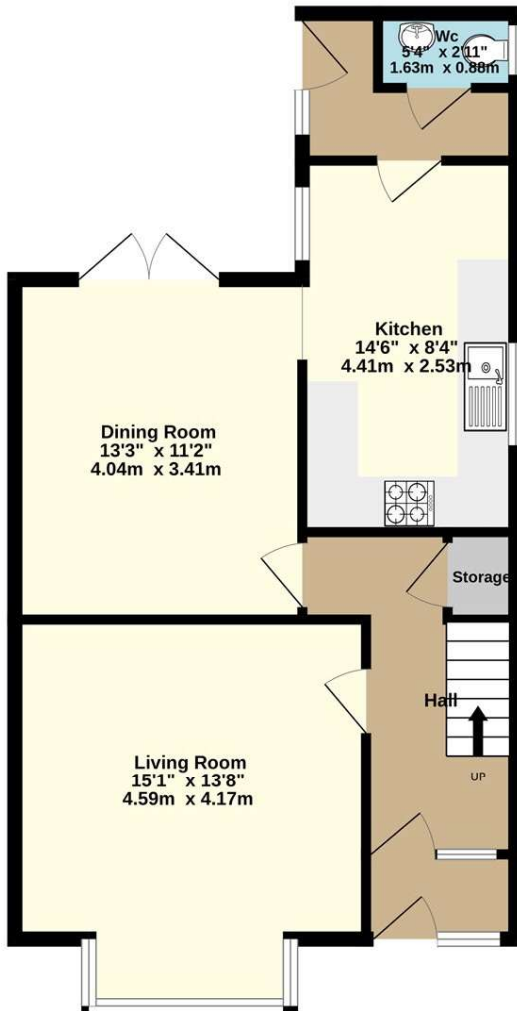


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
607 sq.ft. (56.4 sq.m.) approx.

1st Floor
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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