



1E Sydenham Way Hanham Bristol South
Gloucestershire BS15 3TG

£725,000

We are delighted to offer this impressive and spacious extended six bedroom family home which is located in this sought after cul de sac in Hanham. Well placed for primary and secondary schools and a variety of local shops on Hanham High Street and Longwell Green Retail Park just a short distance away. This lovely home offers versatile and spacious rooms, starting with a double height entrance hallway with access to a spacious lounge, a super orangery, study, snug, refitted kitchen/breakfast room and cloakroom. Upstairs there are five well proportioned bedrooms and a family bathroom. A further spiral staircase leads to the principal bedroom with En suite and small balcony. Externally to the front is a large driveway providing off street parking for several cars and access to the garage. To the rear is an enclosed, private garden with a large patio, lawn and raised decked area, ideal for entertaining. Early viewing is highly recommended.

Entrance

The entrance to the property is through a Upvc double glazed door with glazed side panel to the entrance lobby.

Entrance Lobby

6' 11" x 5' 9" (2.11m x 1.76m)

Door to garage, door with obscure glazed panel to the side into the entrance hallway.

Entrance Hallway

Impressive double storey space with staircase leading to the first floor with galleried landing, Oak flooring, under stair storage cupboard doors into the snug, lounge, study, and kitchen, double radiator.

Snug

14' 1" x 9' 1" max points (4.28m x 2.76m)

Upvc double glazed window to the front and side, radiator, coving and tiled flooring.

Study

12' 4" x 12' 2" (3.76m x 3.70m)

Upvc double glazed window to the side, double radiator coving, glazed French doors to the lounge.

Kitchen/Breakfast Room

20' 4" x 8' 11" (6.20m x 2.73m)

Upvc double glazed window to the rear, glazed door into the utility room, comprehensive range of wall and base units with quartz work tops and upstands fitted by Beaufort Bespoke, 'Karndeian' flooring, integrated dishwasher, 'Siemens double oven, microwave combi warming drawer, induction hob with built in extractor, integrated larder fridge, integrated fridge, wall mounted 'Worcester' Bosch boiler with remote programming (fitted in 2023)

Utility Room

5' 7" x 4' 10" (1.69m x 1.47m)

Wall units, work top with space under for washing machine and tumble dryer, 'Karndeian' flooring, radiator, door into cloakroom, door to the outside of the property.

Cloakroom

5' 7" x 2' 6" (1.71m x 0.75m)

Window to the garage, radiator, 'Karndeian' flooring, half tiled walls, vanity wash hand basin.

Lounge

20' 3" x 16' 1" (6.17m x 4.90m)

Upvc double glazed French Doors to the side, feature Marble fireplace two double radiators, wall lights, coved ceiling, Oak French doors to study and Oak French doors to the Orangery, TV point.

Orangery

16' 5" x 12' 3" (5m x 3.74m)

Upvc double glazed windows, poly carbonate roof, two radiators, Upvc double glazed French doors to the rear garden.

First floor landing

Spiral staircase to the Principal Bedroom, doors to bedrooms and family bathroom.

Principal Bedroom

11' 10" x 11' 7" max points (3.61m x 3.53m)

Glazed door with side panel to the bedroom, Velux window to the rear door into En suite, radiator, TV point, radiator, Upvc double glazed French doors to balcony and staircase, fitted wardrobes.





En Suite

11' 7" x 5' 10" (3.54m x 1.78m)

Double shower cubicle with glass screens, low level WC, vanity unit with inset wash hand basin, Jacuzzi bath, heated towel rail, tiled walls and floor, inset spot lights.

Bedroom Two

16' 4" x 10' 11" (4.98m x 3.32m)

Upvc double glazed window to the rear, double radiator, fitted wardrobe.

Bedroom Three

13' 3" x 11' 0" (4.04m x 3.36m)

Upvc double glazed window to the rear, radiator, and doors into En suite.

En Suite

8' 1" x 4' 0" max (2.47m x 1.23m)

Corner shower cubicle, low level WC, pedestal wash hand basin, extractor fan, and tiled splash backs.

Bedroom Four

10' 11" x 10' 2" (3.34m x 3.11m)

Upvc double glazed window to the side, radiator

Bedroom Five

10' 10" x 9' 2" (3.30m x 2.80m)

Upvc double glazed window to the front, radiator.

Bedroom Six

10' 10" x 5' 9" (3.30m x 1.76m)

Velux window to the front, radiator.

Family Bathroom

9' 1" x 6' 11" (2.76m x 2.10m)

Upvc double glazed window to the side, low level WC with concealed cistern, vanity wash hand basin with mixer tap, panel bath with shower attachment, door to airing cupboard, shaver point and extractor fan.

Garage

17' 0" x 15' 10" (5.18m x 4.83m)

Two electric roller security doors to the front, courtesy door to inner hallway 3.54m x 0.89m with door to the side of the property, power and light supply, Upvc double glazed window to the side.

Front

The front of the property has been laid with block paving to provide off street parking for several cars and a pathway to the front door, there is a mature tree and side gated access to the rear garden.

Rear Garden

The rear garden is enclosed and private it is mainly laid to lawn and patio with a raised deck area. There is an outside tap and lighting, two



garden sheds, mature shrub and tree borders.

Floorplan and epc

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol