



1E, Sydenham Way, Hanham Bristol, South  
Gloucestershire, BS15 3TG

£725,000



A wonderful opportunity to purchase this impressive detached home with extended living accommodation which is located in a popular cul de sac setting. This super home ideally suited to the growing family provides versatile and extremely spacious accommodation, starting with a double height entrance hallway with access to a large lounge measuring 20ft x 16ft, a super orangery, a study/dining room, a snug, refitted kitchen/breakfast room and cloakroom to the ground floor. Upstairs there are five well proportioned bedrooms and a family bathroom. A further spiral staircase leads to a loft room currently used as a bedroom with an En suite and small balcony. Externally there is a generous driveway providing off street parking for several cars and access to a double garage. To the rear of the property is an enclosed, private garden with a large patio, lawn and raised decked area which is ideal for entertaining and BBQ'S. The property is well placed for primary and secondary schools, Hanham woods and a variety of local shops with Hanham High Street and Longwell Green

## 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, 'Karndean' flooring, integrated dishwasher, 'Siemens' double oven, microwave combi and warming drawer, induction hob with built in extractor, integrated larder fridge, integrated fridge, wall mounted 'Worcester' Boiler fitted in 2023 with remote programming, inset spot lights.

## 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, 'Karndean' 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, 'Karndean' flooring, half tiled walls, vanity wash hand basin.







### Lounge

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

Upvc double glazed Oak 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.

### Loft room/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, 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, 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

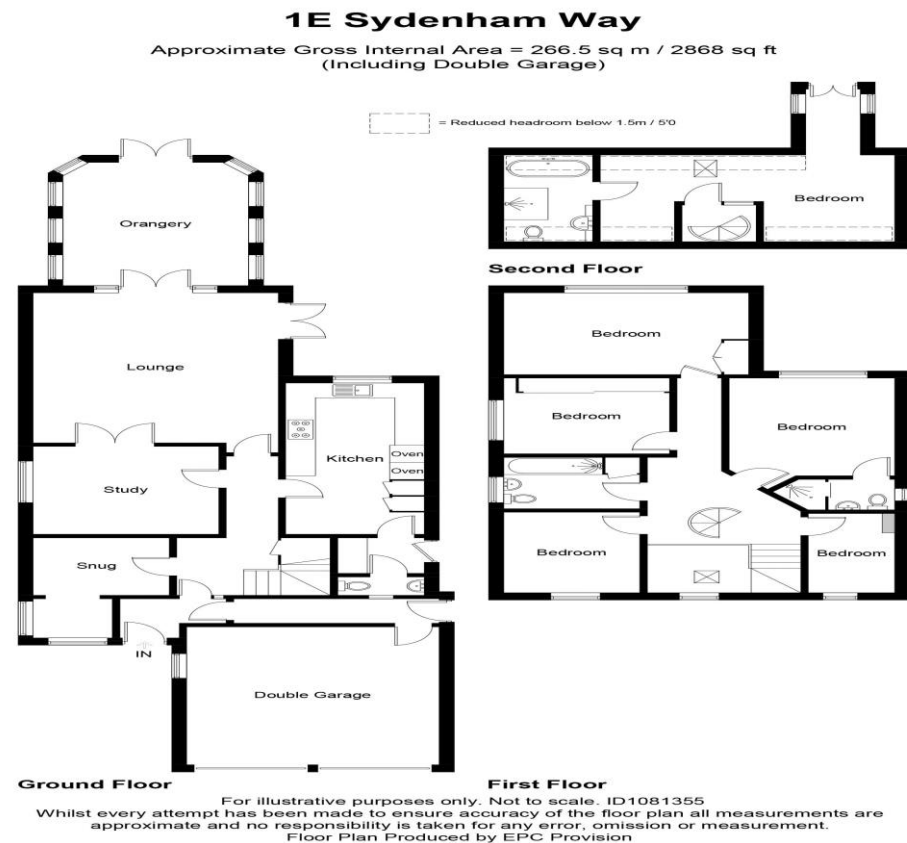
10' 10" x 5' 9" (3.30m x 1.76m)

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, radiator.



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details 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.