



19, Stonehill, Hanham Bristol, South  
Gloucestershire, BS15 3HN

£425,000



Set within the popular location is this four bedroom end of terrace home. The property offers spacious living accommodation full of character and charm to briefly comprises of an entrance lobby giving access to a generous entrance hallway with double doors into the lounge/diner with a marble surround fireplace and a generous kitchen to the ground floor. There is a further outhouse currently used as a utility room. On the upper floor you will find a light and airy landing, access to four bedrooms most with fitted wardrobes and a family bathroom. The rear garden is of a generous size and captures the afternoon and evening sun perfect for entertaining and BBQ's. Further benefits include a driveway which provides off street parking for several vehicles and a garage. The property is well placed for all local amenities including a choice of supermarkets and other retail outlets as well as cafes, pubs and recreational facilities including the leisure centre and cinema. Well placed for Bristol and Bath City Centre's, the Ring Road and Keynsham Railway Station, early viewing is

#### **Entrance Lobby**

5' 10" x 4' 6" (1.77m x 1.37m)

Double glazed windows to both sides, vaulted ceiling, dado rail, hardwood door with obscure glass and side panels leading to the entrance hallway.

#### **Entrance Hallway**

10' 2" x 8' 9" (3.09m x 2.66m)

Staircase to the first floor landing, dado rail, telephone point, double doors leading to the lounge, door into the kitchen.

#### **Lounge**

22' 9" x 12' 2" (6.93m x 3.71m)

Double glazed windows to the front and rear, feature marble fireplace with fire, coving, dado rail, wall light, underfloor heating.

#### **Kitchen**

13' 1" x 8' 10" (3.99m x 2.68m)

Hardwood door with multi pane glass panels to the rear, double glazed window to the rear, tiled flooring. Range of wall and base units with rolled edge work surfaces, tiled walls, one and half bowl sink unit with mixer tap, double oven and

gas hob with extractor fan, breakfast bar, floor standing boiler.

#### **Utility/Outhouse**

12' 5" x 8' 2" (3.78m x 2.50m)

Obscure window to the side, space for an American style fridge freezer, sink with water supply, plumbing for washing machine, tiled floor.

#### **First Floor Landing**

Double glazed window to the front, dado rail, coving, galleried landing

#### **Bedroom One**

9' 6" x 12' 5" (2.89m x 3.78m widening to 4.09m)

Double glazed window to the rear, range of fitted wardrobes, wall lights, coving.

#### **Bedroom Two**

12' 3" x 9' 2" (3.73m x 2.79m)

Double glazed window to the front, range of fitted wardrobes, coving.

#### **Bedroom Three**

8' 6" x 7' 9" (2.60m x 2.35m)







Double glazed window to the rear, range of fitted wardrobes.

#### Bedroom Four

8' 5" x 7' 9" (2.57m x 2.35m) max.

Double glazed window to the front, range of fitted wardrobes.

#### Bathroom

10' 4" x 6' 8" (3.16m x 2.02m)

Double glazed window to the rear, bathroom suite comprising of a panelled bath, pedestal wash hand basin, WC, shower cubicle, cupboard housing hot water tank, radiator, coving and inset spot lights.



#### Garage

19' 3" x 7' 10" (5.86m x 2.39m)

Double doors to the front, door to the rear.

#### Front Garden

The front garden is enclosed by a low boundary wall and laid to block paving providing off street parking for several cars, there are mature plant and shrub borders and double doors leading to the garage.



#### Rear Garden

The rear garden is a of a good size, it is enclosed and private with a large patio area, a lawn area and vegetable garden. There are numerous plants, shrubs and tress and a garden shed, outside water supply and access to the front of the property.

#### Tenure

Freehold

#### Local Authority

South Gloucestershire

**Council Tax Band**

Band D

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.

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Bristol