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- Living room
- Separate dining room
- Kitchen & utility
- Four bedrooms
- Parking
- Enclosed rear garden

80 Hencliffe Way, Hanham, Bristol, South Gloucestershire, BS15 3TN  
**Asking Price £490,000** Freehold



**PROPERTY TYPE** House - Detached  
**BEDROOMS** 4  
**RECEPTION ROOMS** 2  
**BATHROOMS** 1  
**EPC RATING** D  
**COUNCIL TAX BAND** E  
**WARMTH** Gas central heating  
**PARKING SPACE** Driveway  
**OUTSIDE SPACE** Enclosed rear garden



A spacious four double bedroom detached family home situated in this popular location in Hanham with accommodation comprising, entrance hall, living room, separate dining room, kitchen leading to utility room and four double bedrooms and a modern fitted shower room with walk in shower enclosure. To the outside of the property is a generous block paved driveway and enclosed rear garden.



**the location**

Hencliffe Way is situated with easy reach of the local river which has two local pubs and outside seating areas overlooking the river and Hanham High Street is a short distance away with local shops and facilities and good transport links in to the City Centre.



**what the owners will miss**

We will miss the area around us as it is great for dog walks and taking the grand children to the woods to collect shrubs and leaves. It is also close to Bristol and Bath but is quiet and rural.

**just a thought...**

If you are looking for a deceptively spacious house that offers four double bedrooms then a viewing is highly recommended.

