

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway 12'7" x 22'8" (3.84 x 6.91 (3.83 x 6.90))
- Dining room 8'6" x 16'9" (2.59 x 5.11)
- Kitchen 15'0" x 9'5" (4.57 x 2.87)
- Utility 7'8" x 8'10" (2.34 x 2.69)
- WC 1.57 m²
- First floor landing 13'7" x 9'9" (4.14 x 2.97)
- Bedroom 8'9" x 13'2" (2.67 x 4.01)
- Bedroom 9'11" x 12'11" (3.02 x 3.94)
- Bedroom 8'0" x 9'6" (2.44 x 2.90)
- Bathroom 9'5" x 5'10" (2.87 x 1.78)



- Living room
- Dining room
- Kitchen & utility
- Four bedrooms
- Off street parking and garage
- No chain
- Gas central heating
- Garage and off street parking
- Lovely, enclosed garden

10 Sycamore Close, Hanham, Bristol, South Gloucestershire, BS15 3TL
Guide Price £520,000 Freehold

PROPERTY TYPE House

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND E



Beautifully presented and located, detached family home in pleasant cul de sac location. With sizeable accommodation including entrance hallway, living room, separate dining room, kitchen, utility and downstairs cloaks. At the first floor are four bedrooms and a family bathroom. To the front is off street parking and a garage. With lovely, enclosed rear garden, with wooded vista, this is a property that needs to be seen to be fully appreciated.



the location

Set in the ever popular Hanham Abbots area, the property is close to wooded and river walks along the Avon. Local shops are available within walking distance at Memorial Road and nearby Hanaham high street. The more comprehensive retail facilities of Longwell Green district centre - including Marks and Spencers, Next and Costa are but a short drive away. The Avon ring road and cycle path are also nearby. Bristol 4 miles Bath 8.9 miles

Offered for sale with no onward chain



just a thought...

If you are looking for the feel of the country, with the benefits of the city, this could be the one! With a superb rear garden, generous proportions, and all good local amenities within striking distance, this property has it all!