

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings 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.

<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p> <p>(1) Excluding balconies and terraces.</p> <p>Approximate total area⁽¹⁾ 1291.58 sq ft 119.99 m²</p>	<p>Floor 1 Building 1</p>  <p>Ground Floor Building 1</p> 
<p>17'11" x 5'11" (5.46 x 1.80) Hallway</p> <p>15'10" x 12'10" (4.83 x 3.91) Living room</p> <p>11'11" x 9'5" (3.63 x 2.87) Dining room</p> <p>10'2" x 9'7" (3.10 x 2.92) Kitchen</p> <p>13'6" x 4'10" (4.11 x 1.47) Utility</p> <p>15'2" x 6'9" (4.62 x 2.06) Reception/bedroom</p> <p>WC</p> <p>First floor landing</p> <p>12'2" x 11'0" (3.71 x 3.35) Bedroom</p> <p>9'0" x 10'11" (2.74 x 3.33) Bedroom</p> <p>10'0" x 7'11" (3.05 x 2.41) Bedroom</p> <p>8'11" x 7'9" (2.72 x 2.36) Bedroom</p> <p>6'3" x 7'10" (1.91 x 2.39) Bathroom</p> <p>19'0" x 9'11" (5.79 x 3.02) Garage</p>	



- Lounge
- Dining Room
- Kitchen & Utility
- Four/Five Bedrooms
- Enclosed rear garden
- Large storage/workshop
- Gas central heating
- Ample off street parking

17 Footshill Drive, Hanham, Bristol, South Gloucestershire, BS15 8EY
Asking Price £485,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 5

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND D



Well proportioned and in a great location, a four/five bedroom detached family home with flexible accommodation. Good size lounge, separate dining room, modern refitted kitchen with granite work tops, additional downstairs reception/bedroom 5, utility and downstairs w.c., At the first floor are four bedrooms, and a modern family bathroom. With ample off street parking to the front, there is a good size, lawned, enclosed rear garden, with patio area, and large storage/workshop.



the location

Conveniently placed for access to the amenities of Hanham, Kingswood and Longwell Green, the house is placed on the edge of Magpie Bottom Nature Reserve, giving all the benefits of the city, yet with a feeling of space. There is a range of good, local schools close at hand. Bristol 3.5 miles Bath 9.3 miles



what the owners will miss

After living here for 30 years we will be very sad to leave. We've raised our family here so the house and the street are full of wonderful memories. However the time has come for us to downsize. We will certainly miss spending time in the sun-trap rear garden. We will miss being so conveniently located for Hanham High Street, with good access to retail parks and the city centre, whilst at the same time enjoying the priceless peace and quiet of living at the end of a no-through-road on the very edge of the nature reserve. It's difficult to overstate how much we'll miss walking in Magpie Bottom - our daughter insists we send a particular 'shout out' for the ducks on the pond.



just a thought...

Deceptively spacious, the adaptable accommodation, with the additional reception on the ground floor, could be used as a bedroom or a work from home space. There is also a brick built garage/store in the rear garden, which has scope for a variety of uses. If you are after a well proportioned house in a great location, this could be the one!