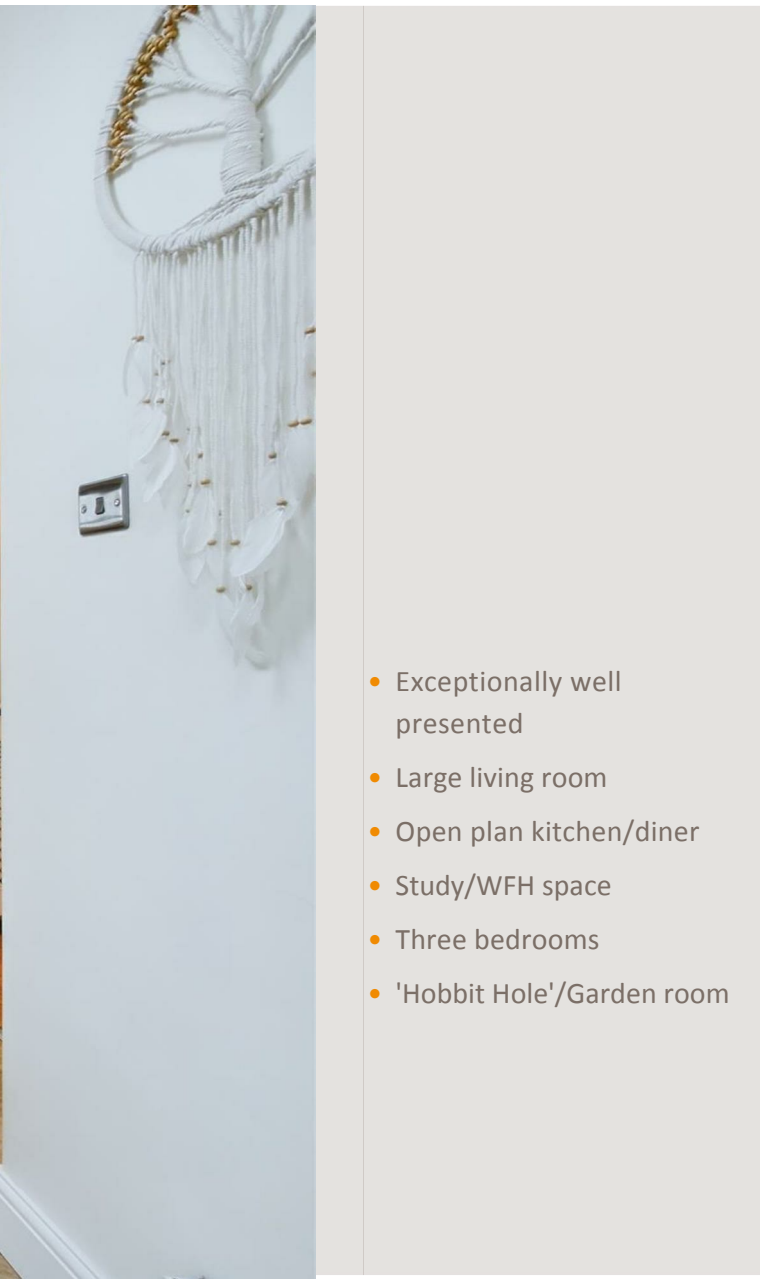


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.

- Vestibule
- Hallway
- Living room 18'4" x 11'
- Living room 6'8" x 6'6"
- Kitchen 16'3" x 8'3"
- Dining area 10'8" x 8'6"
- Study/WFH 7'9" x 7'11"
- First floor landing
- Bedroom 12'2" x 11'9"
- Bedroom 12'2" x 7'4"
- Bedroom 9'2" x 8'6"
- Bathroom 11'4" x 8'2"
- 'Hobbit hole'/Garden room 13'9" x 11'11"



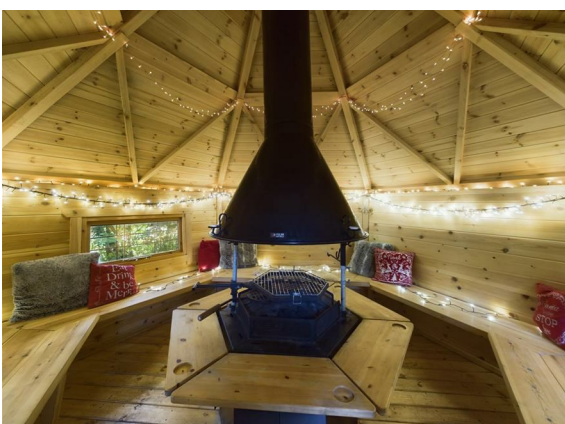
- Exceptionally well presented
- Large living room
- Open plan kitchen/diner
- Study/WFH space
- Three bedrooms
- 'Hobbit Hole'/Garden room



PROPERTY TYPE	House
BEDROOMS	3
RECEPTION ROOMS	1
BATHROOMS	1
EPC RATING	D
COUNCIL TAX BAND	C
WARMTH	Gas central heating
PARKING	Garage
OUTSIDE SPACE	Mature garden



Step into a world of timeless elegance and modern comfort with this stunning Victorian family home. Nestled between the bustling high streets of Hanham and Kingswood, this hidden gem offers a perfect blend of classic charm and contemporary style. As you enter, you are greeted by a welcoming entrance hallway that leads you to the heart of the home—a large living room, a versatile study/work from home space, and an open-plan kitchen/diner adorned with 'Shaker' style units. The kitchen boasts a vaulted ceiling adorned with Velux windows, allowing natural light to flood the space. Step through the double opening patio doors onto not one, but two raised decked areas that overlook a sprawling, mature garden. Here, you'll find a delightful 'Hobbit Hole' garden room, a sanctuary within your own property, complete with internal seating and a barbecue—a perfect retreat for relaxation and entertaining. On the first floor, discover three generously proportioned bedrooms, each exuding warmth and character. The beautifully appointed family bathroom is a masterpiece, featuring white marble effect tiling, a luxurious roll-top bath, and an oversized shower, creating a spa-like ambiance for your daily indulgence.



## the location

Conveniently located near the Avon ring road, this home offers easy access to the M32/M4/M5 motorway networks, making your commute a breeze. Additionally, you'll find the vibrant Longwell Green district centre just a stone's throw away, offering an array of facilities including Marks and Spencers, Next, Costa, a cinema complex, gym, and swimming pool. For nature enthusiasts, green walks in Cock Road Ridge are within easy reach, providing a peaceful escape from the hustle and bustle of daily life.

## what the owners will miss

I have lived here for 8 years and during this time have made some good friends through the neighbours, everyone is friendly and welcoming. The house has a lovely feeling which I noticed as soon as I entered for the first time. I've spent many winter evenings cosied up with a glass of red wine in front of the log burner, especially at Xmas when the house comes alive. During summer months with the back doors opening onto the garden it feels like being in the countryside with all the greenery. The kitchen /dining area is a lovely entertaining space along with the Hobbit hole where I've had some fun evenings with friends dining al fresco



## just a thought...

While the property is situated on a busy road, step inside, and you'll be enveloped in an oasis of calm and space. The large private gardens, bordered by mature trees and shrubs, create a serene environment. Enjoy the tranquility of your surroundings on the two raised decked patio areas, perfect for soaking in the sunshine. Additional features include a garden store, adding convenience to your outdoor activities. This home is more than just a house; it's a sanctuary, a place where memories are made and dreams are realized. Don't miss the opportunity to experience the magic for yourself—this hidden gem must be seen to be believed.