

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.



- Entrance hallway 5'10" x 15'4" (1.80 x 4.69)
- Living Room 12'3" x 13'8" (3.75 x 4.19)
- Dining Room 10'11" x 12'1" (3.34 x 3.70)
- Kitchen 20'10" x 5'9" (6.36 x 1.77)
- Kitchen 7'0" x 10'0" (2.14 x 3.06)
- Annexe Sitting Room 12'7" x 17'0" (3.84 x 5.19)
- Annexe Kitchen 9'11" x 9'8" (3.03 x 2.97)
- Sun room 7'4" x 10'9" (2.26 x 3.28)
- First Floor Landing 11'1" x 11'5" (3.39 x 3.48)
- Bedroom 11'1" x 12'2" (3.39 x 3.72)
- Bedroom 12'5" x 14'11" (3.80 x 4.55)
- En Suite
- Bedroom 7'2" x 9'1" (2.20 x 2.78)
- Bathroom 7'1" x 5'6" (2.18 x 1.68)
- Loft Room 12'2" x 18'6" (3.72 x 5.64)

GIRAFFE360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 (1) Excluding balconies and terraces.  
 Reduced bedroom (Below 1.5m x 4.9m)  
 Approximate total area: 2185.82 ft² (203.07 m²)  
 Reduced bedroom: 300.69 ft² (27.94 m²)



- Sizeable extended home
- Lounge area
- Dining area
- Kitchen
- Sun room
- Four bedrooms master en suite
- Loft room with shower room
- Annexe with lounge and kitchen
- Off street parking
- Large corner gardens

67 Kings Drive, Hanham, Bristol, BS15 3JJ  
**£595,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



A sizeable, extended, family home with annexe for dependent relative or teenager. Lounge, dining area, extended kitchen/breakfast room, annexe with additional kitchen and sun room. At the first floor are four bedrooms, one with en suite, and a family bathroom. The large loft has been partially converted and offers extensive storage space with velux windows and an additional w.c. Off street parking to front, and large corner garden backing onto school playing fields.



## the location

Set in a popular part of Hanham, within walking distance of both junior and senior schools. There are local shops a short distance away, Memorial Road, and Hanham high street is readily accessible. The more comprehensive facilities of Longwell Green and it's retail park is a short drive away. Local wooded walks at Hencliffe Woods, Crews Hole and Troopers Hill are all within easy reach. Bristol 3.5 miles Bath 9.2 miles



## what the owners will miss

*One of the reasons we purchased our house over 30 years ago was the size of the plot, it is tucked away in the corner of a cul de sac, with a large secluded garden, with plenty of space and storage, along with a decking area and backs onto school fields. It also had planning permission to build a two storey extension, which helped when we had 5 young children and Grandma could come and live with us to help.*

*We have had many happy family garden parties, which have created so many happy memories. We are going to miss this house immensely, but it is now too big for us, now the children have all moved away. It is time another young family started their happy memories.*



## just a thought...

If you are looking for a larger home to house a multi generational family this is it! Extensive, adaptable accommodation with off street parking, and set in a lovely large garden. This is an opportunity not to be missed!