

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.



- 6'4" x 7'5" (1.95 x 2.28) **Family Bathroom**
- 7'3" x 11'5" (2.21 x 3.49) **Bedroom**
- 9'10" x 9'8" (3.00 x 2.97) **Bedroom**
- 9'10" x 11'11" (3.00 x 3.64) **Bedroom**
- 10'7" x 7'8" (3.23 x 2.34) **En Suite**
- 13'3" x 10'3" (4.04 x 3.13) **Bedroom**
- First Floor Landing**
- WC**
- 12'4" x 10'3" (3.76 x 3.13) **Sunroom**
- 6'4" x 9'10" (1.95 x 3.02) **Utility Room**
- 17'5" x 9'10" (5.32 x 3.01) **Kitchen/Breakfast Room**
- 12'11" x 11'0" (3.94 x 3.36) **Dining Room**
- 17'3" x 12'2" (5.28 x 3.71) **Sitting Room**
- Hallway**

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
 6.37 ft²
 0.59 m²
 Landing
 1892.64 ft²
 175.83 m²
 Approximate total area



- Fabulous detached home in enviable location
- Living Room
- Separate Dining Room
- Kitchen/Breakfast Room
- Utility
- Conservatory
- Four Bedrooms with En Suite to Master
- Set in large plot
- Double Garage

12 Churchward Close, Hanham, Bristol, BS15 3HT
Offers In The Region Of £680,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 3

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND F



Fabulous detached home in enviable cul de sac location overlooking playing fields close to the heart of Hanham. Entrance hallway, living room, conservatory, separate dining room, kitchen/breakfast room, plus utility. At the first floor are four bedrooms, with the master being en suite and a family bathroom. Set in large plot, with double garage, summerhouse, off street parking for four vehicles and large, private wrap around gardens with a range of mature trees and shrubs, decking and patio.



the location

Set a short distance from Hanham high street and backing onto Vicarage Road playing fields, this superbly placed home is a short walk from Avon Valley Park, with its wooded and river walks towards both Hanham Mills and Conham River Park. Longwell Green District Centre's retail park with Marks and Spencer and Costa Coffee, is a short drive away. Locally there are good junior and senior schools, doctors and dentists and a frequent local bus service. Bristol 3.5 miles Bath 9.5 miles



what the owners will miss

We have loved living here for the past 34 years and we are only moving as the home has become too big for us. It has been a really happy home and we have lovely memories.



just a thought...

Arguably, one of Hanham's best modern homes, this is an opportunity not to be missed! With ample off street parking, a double garage and an usually large garden, this home offers a high degree of privacy, yet being conveniently placed for all good local amenities. Having been occupied by the existing owners since new, homes of this quality rarely come to the market. Viewing highly recommended.