

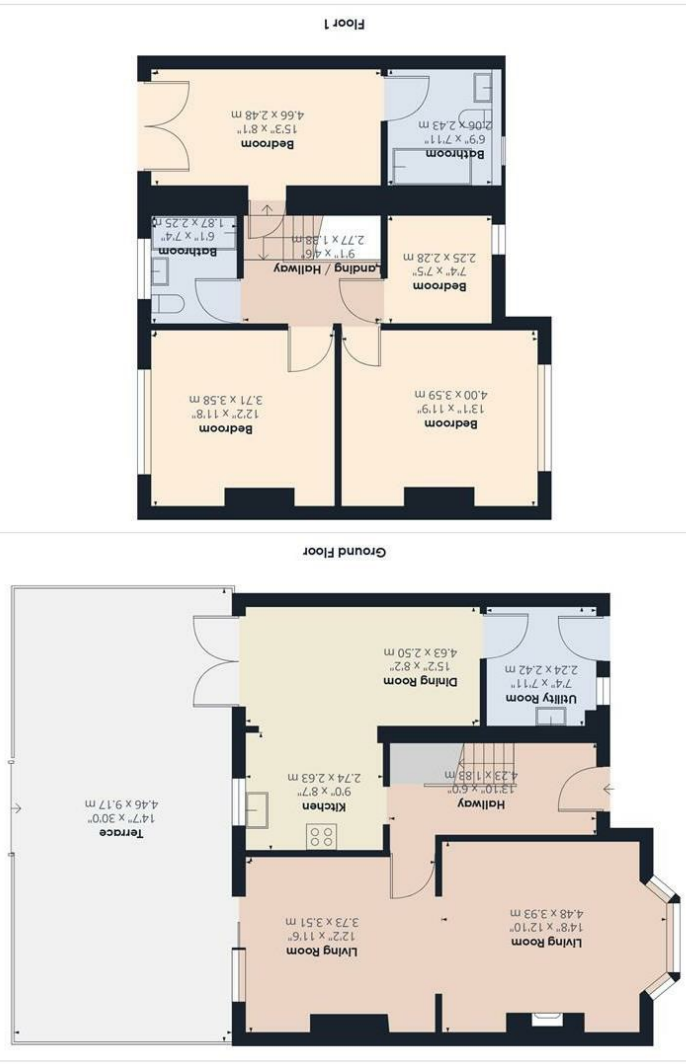
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure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

- 13'10" x 6'0" (4.23 x 1.83) **Hallway**
- 14'8" x 12'10" (4.48 x 3.93) **Living Room**
- 12'2" x 11'6" (3.73 x 3.51) **Living Room**
- 15'2" x 8'2" (4.63 x 2.50) **Dining Room**
- 8'11" x 8'7" (2.74 x 2.63) **Kitchen**
- 7'4" x 7'11" (2.24 x 2.42) **Utility Room**
- First Floor Landing
- 15'3" x 8'1" (4.66 x 2.48) **Bedroom**
- 6'9" x 7'11" (2.06 x 2.43) **En Suite Bathroom**
- 13'1" x 11'9" (4.0 x 3.59) **Bedroom**
- 12'2" x 11'8" (3.71 x 3.58) **Bedroom**
- 7'4" x 7'5" (2.25 x 2.28) **Bedroom**
- 6'1" x 7'4" (1.87 x 2.25) **Bathroom**

Approximate total area 1298.6 ft² 120.64 m²

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.



- Extended Family Home
- Through Lounge/Diner
- Extended Kitchen/Breakfast Room
- Utility
- Four Bedrooms with En Suite to Master
- Off Street Parking
- Good Size, Enclosed Rear Garden

44 Central Avenue, Hanham, Bristol, South Gloucestershire, BS15 3PQ
Asking Price £525,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

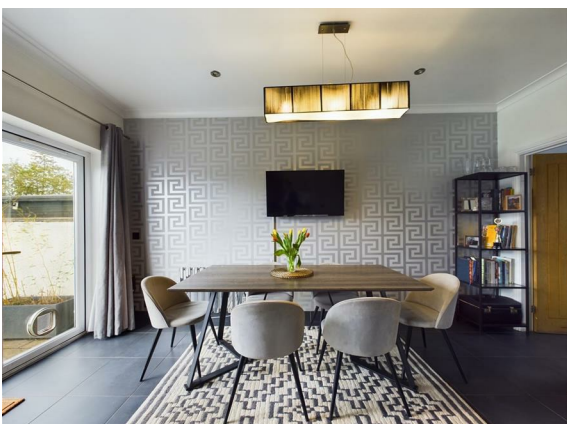
BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



Well presented, and extended, family home set in highly desirable location with sunny aspect. Entrance hallway, through lounge/diner, extended kitchen/breakfast room, plus utility. At the first floor are four bedrooms, one en suite and a family bathroom. With off street parking for three vehicles to the front, there is a good sized, enclosed sunny rear garden with patio, lawn and large garden store/shed.



the location

Set on one of the ever popular 'avenues' this home is extremely well placed for access to Hanham high street and its range of local shops and restaurants. The local junior and senior schools are within walking distance, green, wooded and river walks are readily accessible at nearby Gover Road playing fields, Henclyffe Woods, Conham River Park and Crews Hole leading into Troopers Hill Nature Reserve. Gallagher Retail Park, at nearby Longwell Green, is a short drive away. Bristol 3.5 miles Bath 8.4 miles.

what the owners will miss

We will miss the lovely sunny south facing garden, the friendly community we have on the street, being within walking distance to all the local schools has been a godsend with the children, not to mention being so close to the high street and finally the beautiful walks down by the river.



just a thought...

Deceptively spacious, with further scope for extension (subject to planning). Rarely available, and extremely popular, this is an opportunity to live in one of Hanham's prime roads, viewing advised.