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| <p>WC</p> <p>14'6" x 12'11" (4.43 x 3.94)</p> <p>Bedroom</p> <p>14'6" x 12'11" (4.43 x 3.94)</p> <p>Second Floor Landing</p> <p>5'6" x 7'2" (1.68 x 2.19)</p> <p>Bathroom</p> <p>8'11" x 7'3" (2.74 x 2.23)</p> <p>Bedroom</p> <p>12'11" x 10'8" (3.94 x 3.27)</p> <p>Bedroom</p> <p>11'4" x 10'8" (3.46 x 3.27)</p> <p>First Floor Landing</p> <p>7'10" x 7'4" (2.39 x 2.25)</p> <p>Kitchen/Breakfast Room</p> <p>17'7" x 7'4" (5.36 x 2.24)</p> <p>Kitchen/Breakfast Room</p> <p>11'4" x 10'4" (3.47 x 3.16)</p> <p>Dining Room</p> <p>12'9" x 11'10" (3.91 x 3.63)</p> <p>Living Room</p> <p>14'5" x 5'11" (4.40 x 1.81)</p> <p>Hallway</p> | <p>GIRAFFE360</p> <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>☐ Reduced bedroom (Below 1.5m x 2.0m)</p> <p>(1) Excluding balconies and terraces.</p> <p>4.58 m² 49.25 ft² Reduced bedroom</p> <p>113.72 m² 1224.03 ft² Approximate total area</p> | <p>Floor 2</p> |
| | <p>Floor 1</p> | <p>Ground Floor</p> |



- Two reception rooms
- 'L' shaped kitchen/breakfast room
- Four bedrooms
- Family bathroom plus WC
- Established gardens
- Garage and driveway

56 Lydiard Croft, Hanham, Bristol, BS15 3LT
£435,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C



Occupying a superb sought after location, a well presented four bedroom semi detached family property. The accommodation comprises entrance hall, two separate receptions, and an 'l'-shaped kitchen/breakfast room.

To the first floor are three good size bedrooms, a bathroom and stairs leading to a fourth bedroom and WC.

Outside, are established gardens, a garage an driveway.



the location

Ideally located for local amenities including Doctors surgery and local junior and senior schools, Gover Road playing fields and access to the cycle track, and the lovely wooded walks of Hencliffe/Hanham woods are at the end of the road. The facilities of Hanham High Street are a short walk and the more comprehensive leisure and shopping facilities of Longwell Green district centre, with leisure centre, cinema and retail shops, including Marks and Spencers and Costa Coffee, are also a short distance away. Bristol 3.7 miles Bath 8.7 miles

what the owners will miss

The neighbours and the riverside walks

just a thought...

A spacious family home set within walking distance of popular local schools.