

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.

<p>Ground room and garden</p> <p>17'4" x 9'9" (5.29 x 2.99) Bedroom - Second floor</p> <p>4'7" x 5'7" (1.42 x 1.72) En Suite</p> <p>17'0" x 11'3" (5.20 x 3.45) Bedroom - Second floor</p> <p>6'0" x 7'7" (1.84 x 2.32) Family Bathroom</p> <p>10'1" x 8'7" (3.096 x 2.63) Bedroom</p> <p>12'11" x 9'5" (3.94 x 2.89) Bedroom</p> <p>5'7" x 8'9" (1.71 x 2.67) Master Suite - En Suite</p> <p>6'1" x 15'3" (1.86 x 4.65) Master Suite - Dressing Room</p> <p>14'10" x 11'6" (4.54 x 3.52) Master Suite - Bedroom</p> <p>WC & Utility</p> <p>7'6" x 8'7" (2.31 x 2.63) Study</p> <p>22'4" x 27'3" (6.82 x 8.32) Living/Kitchen/Dining Area</p> <p>14'11" x 13'0" (4.55 x 3.98) Sitting Room</p> <p>Entrance Hallway</p>	<p>QIRAFEE360</p> <p>Calculations are based on RICS PMS 3C standard.</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 headroom Below 5 ft/1.5 m</p> <p>(1) Excluding balconies and terraces.</p>	<p>Ground Floor Building 2</p>	<p>Floor 2 Building 1</p>
	<p>Approximate total area</p> <p>2127.38 ft² 197.64 m²</p> <p>Balconies and terraces 538.41 ft² 50.02 m²</p> <p>Reduced headroom 34.01 ft² 3.16 m²</p>	<p>Floor 1 Building 1</p>	<p>Ground Floor Building 1</p>



- Beautifully presented and substantially extended
- Sitting room
- Fabulous open plan living space
- Study
- Master Suite
- Four additional bedrooms
- Further en suite plus family bathroom
- Garden plus garden room
- Off street parking

PROPERTY TYPE House - Semi-Detached

BEDROOMS 5

RECEPTION ROOMS 3

BATHROOMS 2

EPC RATING E

COUNCIL TAX BAND D



Beautifully presented, and substantially extended, spacious family home. Entrance hallway, sitting room, study, fabulous open plan living space with sitting area, dining area, island kitchen with bi-fold doors, extending the width of the house, opening onto a decked entertaining space with koi pond, sunken hot tub, with electrical retractable awning above, plus garden room/storage, utility room and downstairs cloakroom. At the first floor, is a master suite with bedroom area, dressing area and en suite shower room, plus two further bedrooms. At the second floor, are a two double bedrooms, one with en suite cloakroom. With off street parking to front, and lovely well tended rear gardens, this is a home that must be viewed.

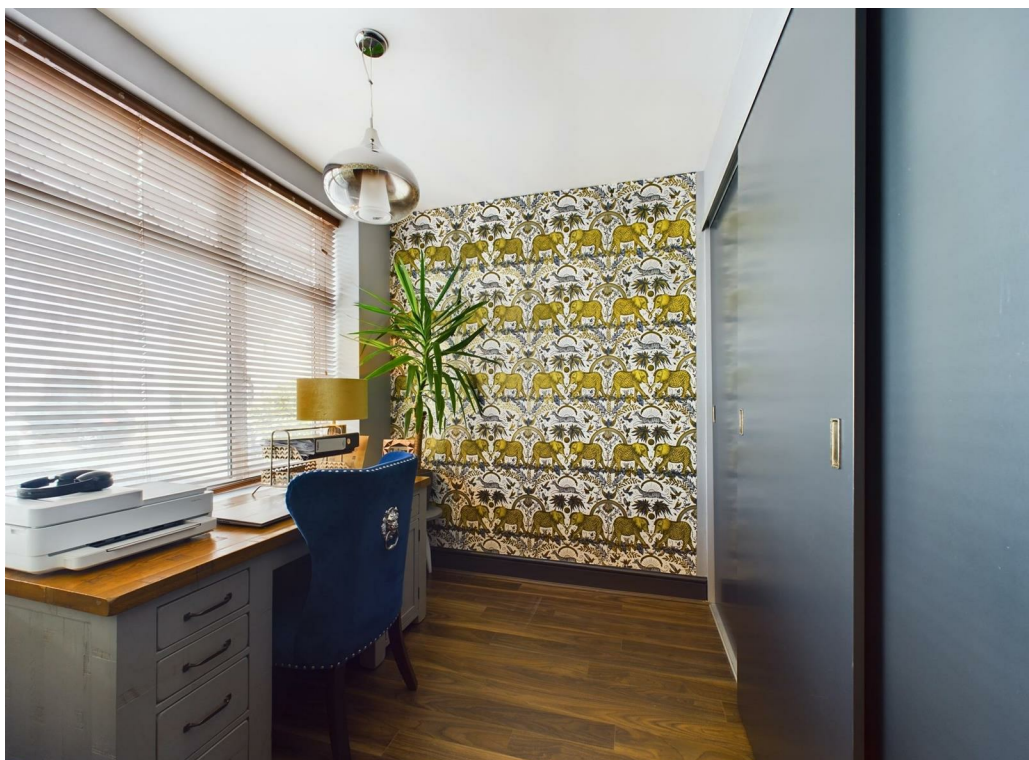


the location

Set on one of Hanham's most popular roads, with a southerly facing garden, homes of this type are rarely available. Within walking distance of Junior and senior schools, and Gover Road playing fields are at the end of the road. Wooded and river walks are available at the nearby Hencliffe Woods, Conham Vale and Crews Hole. The facilities of Hanham high street, with its range of shops, bars and restaurants are a short walk away. Nearby Longwell Green retail park with gym, cinema complex, Marks and Spencers and Costa is but a short drive. Access to the Avon ring road and Bristol to Bath cycle path is readily accessible.

what the owners will miss

"We have spent the past 8 years turning this house into a home that perfectly represents our personalities. It's a warm, comfortable and inviting home that is fantastic at hosting large family meals and BBQs with friends. The area is fantastic too with lovely neighbors and a strong community spirit. Our favorite room is the master bedroom with the walk through wardrobe and rain fall shower in the en suite. We will miss the most sitting under the canopy on a warm summers evening having a glass of wine. You could be anywhere in the world!"



just a thought...

Behind this humble exterior, lies a surprisingly spacious home with beautifully designed interior, amazing gardens, indoor and outdoor entertaining spaces, and every modern convenience a young, growing or established family could ever want!