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| <p><b>Floor 2 Building 1</b></p>                                                                                                                                                                                |  | <p><b>Ground Floor Building 1</b></p>                                                                                                                                                                                                            |  |
| <p><b>Ground Floor Building 2</b></p>                                                                                                                                                                           |  | <p><b>Floor 1 Building 1</b></p>                                                                                                                                                                                                                 |  |
| <p><b>Approximate total area</b></p> <p>2,127.38 ft²</p> <p>197.64 m²</p> <p><b>Balconies and terraces</b></p> <p>538.41 ft²</p> <p>50.02 m²</p> <p><b>Reduced headroom</b></p> <p>34.01 ft²</p> <p>3.16 m²</p> |  | <p><b>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.</b></p> <p><b>GIRAFFE360</b></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!