

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.

10'0" x 7'4" (3.07 x 2.24)	Bathroom
5'10" x 6'3" (1.78 x 1.93)	Bathroom
6'11" x 8'9" (2.11 x 2.69)	Bedroom
8'7" x 12'4" (2.62 x 3.78)	Bedroom
6'11" x 6'5" (2.11 x 1.98)	Bedroom
11'9" x 8'7" (3.60 x 2.62)	Bedroom
7'0" x 4'9" (2.14 x 1.47)	En Suite
11'8" x 9'3" (3.58 x 2.84)	Bedroom
11'0" x 12'5" (3.37 x 3.81)	Bedroom
1.35 m ²	Reduced bedroom
14.57 ft ²	Reduced bedroom
159.36 m ²	Approximate total area
1715.34 ft ²	Approximate total area
8'2" x 4'7" (2.50 x 1.40)	Utility
8'3" x 9'2" (2.52 x 2.81)	Conservatory
18'11" x 12'1" (5.79 x 3.69)	Kitchen
11'9" x 17'5" (3.59 x 5.32)	Living 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 (below 1.5m²/4.9ft²)



- Flexible and adaptable accommodation
- Living Room
- Kitchen/diner
- Conservatory and utility
- Six bedrooms with en suite to master
- Two further bathrooms
- Enclosed rear garden
- Double garage

28 Harolds Way, Hanham, Bristol, BS15 8HW
Offers In Excess Of £525,000 Freehold

PROPERTY TYPE House - Detached

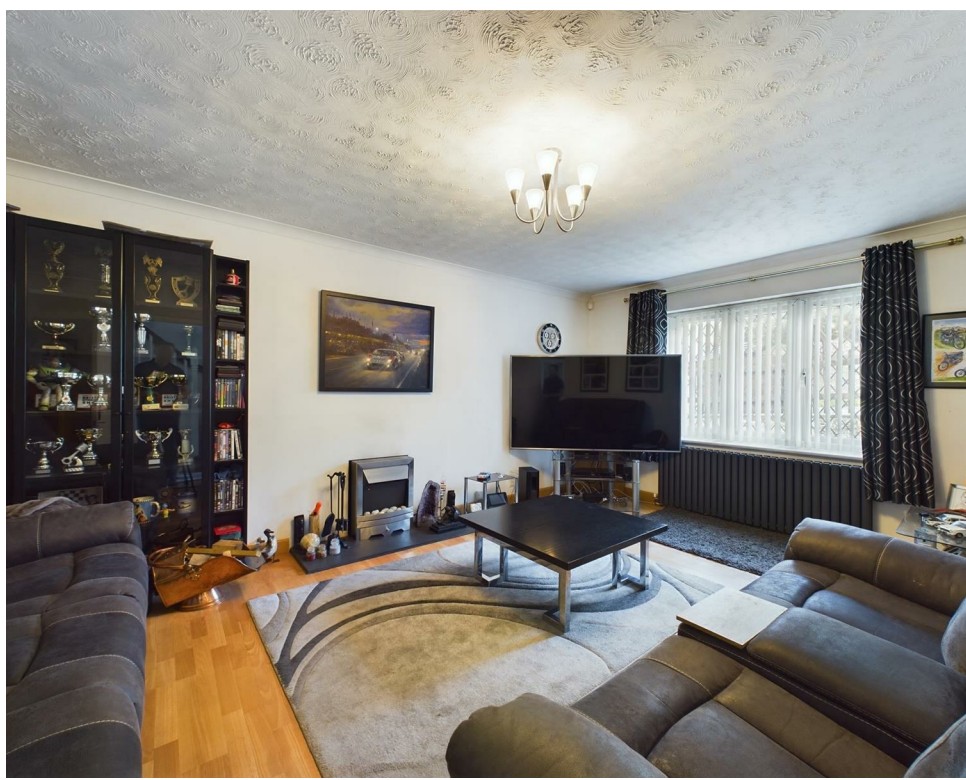
BEDROOMS 6

RECEPTION ROOMS 2

BATHROOMS 3

EPC RATING D

COUNCIL TAX BAND E



Sizeable, detached home set in lovely location, offering flexible and adaptable accommodation. Entrance hallway with downstairs wc, living room, kitchen/diner, conservatory and utility room at the ground floor. At the first floor are six bedrooms (master en suite), and two further bathrooms. With the advantage of a double garage, with off street parking to both sides of the house, there is a pleasant, enclosed rear garden with lovely sunny aspect.



the location

Set in a pleasant cul de sac location, with views towards Magpie Bottom nature reserve. This lovely home sits comfortably between the convenient high streets of both Hanham and Kingswood. There are wooded walks nearby, a range of good local schools, and the comprehensive facilities of Longwell Green retail park and Aspects Leisure centre. The Avon ring road and Bristol to Bath cycle track are also readily accessible. Bristol 3.6 miles Bath 9 miles

what the owners will miss

Having lived at Harolds Way for almost 20 years I will be sorry to leave. I am retiring and wish to down size. It's been a fantastic home, in a quiet cul de sac location, and has a very private rear garden. The location was a big plus for myself and very handy. for my work location in Brislington.

just a thought...

If you are looking for larger than average accommodation, in a great location this could be the one. Offering a huge degree of flexibility for the young growing, established or generational family. With double garage and ample parking, this is a deceptive house, well located that must be viewed.