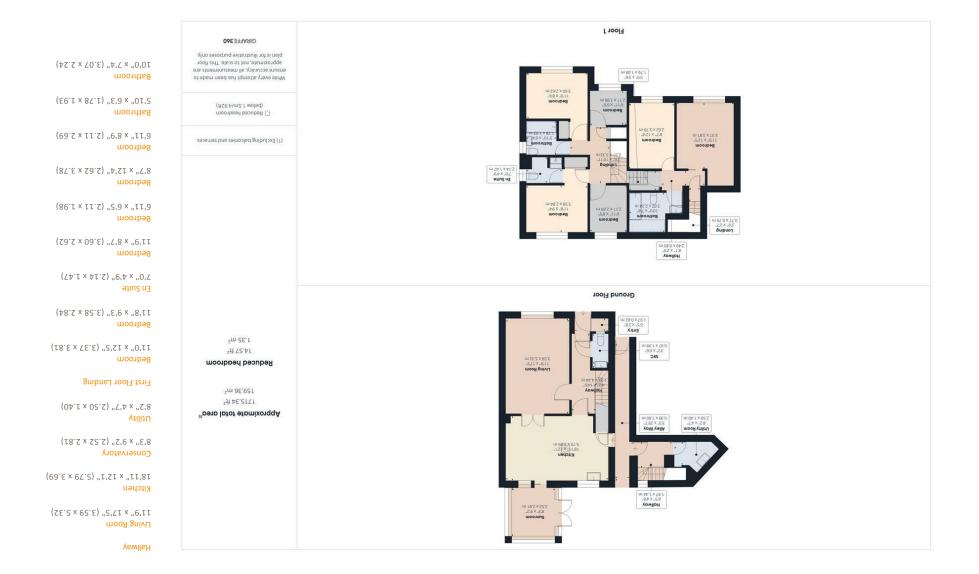
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from their solicitor. Items shown in photographs are not included unless surreyor. References to the tenure of a property, and check its available by separate negotiation. We advise not to book an appointment to view before embarking on any journey to see a property, and check its 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 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 availablity.





- 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

PROPERTY TYPE House - Detached
BEDROOMS 6
RECEPTION ROOMS 2
BATHROOMS 3

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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.







## 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.





## 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

## 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.