

Ground Floor

Hallway: 1.05' x 7.2' / 3.5' x 2.19 m

Garage: 8.2' x 15.7' / 2.49 x 4.77 m

WC

Kitchen: 18.10' x 10.6' / 5.76 x 3.20 m

Reception Area: 12.10' x 27.1' / 3.93 x 8.26 m

Hallway: 4.4' x 6.9' / 1.32 x 2.07 m

Floor 1

Bedroom: 7.10' x 12.5' / 2.40 x 3.79 m

Bedroom: 7.2' x 9.7' / 2.20 x 2.93 m

Landing: 1.32 x 2.37 m / 4.4' x 7.8'

Bathroom: 7.4' x 5.8' / 2.25 x 1.73 m

Bathroom: 2.44 x 2.73 m

Bedroom: 2.64 x 3.02 m / 8.7' x 9.1'

Bedroom: 2.75 x 4.79 m / 9.0' x 15.8'



PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND C



An interesting, spacious, extended family home set on the edge of Conham river park.

With large open space living, which can be flexibly arranged to suit the busy, modern family. There is a large reception area, big enough for a decent sized sitting area, dining area and work from home space. With a good sized kitchen, with enough space for an island/dining space. There is also a downstairs cloakroom and utility with courtesy door to garage.

At the first floor are four bedrooms, and two bathrooms. With off street parking to the front, plus a garage, there is a large garden to rear, with pedestrian access.



the location

Set on the edge of Hanham woods, leading down to Conham river park, this well located home enjoys close access to all the facilities of Hanham high street, yet retains a 'greener feel'. Crews Hole and Troopers Hill nature reserve, are but a short distance away. Bristol and Bath are both comfortably commutable.

what the owners will miss

It is a very friendly place and I will miss the neighbours who will help me out when I need a hand, and the friends I have made, when dog walking!

The location is ideal, particularly if you have children, as I am surrounded by green parks -3 within easy walking distance. The high street is in walking distance and we are still fortunate enough to have a library! I hope the place I eventually move to is just as perfect for me.

just a thought...

If you are looking for a flexible, adaptable home, in an excellent location, this should be at the top of your list! Extremely well presented, homes of this type always prove popular. We wholeheartedly recommend an internal viewing. Bristol 3.6 miles Bath 9.3 miles