



- Lounge
- Dining room
- Extended kitchen
- Utility room
- Conservatory
- Four bedrooms
- Family bathroom plus en suite
- Generous garden
- Garage and off street parking

64 Samuel White Road, Hanham, Bristol, BS15 3LX
Offers In Excess Of £475,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures 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.



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PROPERTY TYPE House - Semi-Detached
BEDROOMS 4
RECEPTION ROOMS 2
BATHROOMS 2
EPC RATING C
COUNCIL TAX BAND D



A substantially extended four bedroom semi detached family property, situated in a highly desirable location.

The accommodation comprises entrance hall, W.C., lounge, dining room, an extended kitchen with utility room and a conservatory.

To the first floor are three good size bedrooms and a much larger than average family bathroom.

The loft has been converted to provide a spacious bed with en suite shower room.

Outside, boasts generous gardens to the rear backing onto the school playing fields, a brick built garage and off street parking to the front.

A prompt internal viewing is highly recommended.



the location

Ideally located for local amenities including Doctors surgery and local junior and senior schools, Gover Road playing fields and access to the cycle track, and the lovely wooded walks of Hencliffe/Hanham woods are at the end of the road. The facilities of Hanham High Street are a short walk and the more comprehensive leisure and shopping facilities of Longwell Green district centre, with leisure centre, cinema and retail shops, including Marks and Spencers and Costa Coffee, are also a short distance away. Bristol 3.7 miles Bath 8.7 miles

just a thought...

A versatile and adaptable property ideal for the growing family or home workers and within easy reach of sought after local schools.

Substantially extended home