



- Lounge
- Conservatory/dining area
- Kitchen/breakfast room
- Utility area and downstairs w.c.
- Four bedrooms with en suite to master
- Shower room
- Double glazing
- Gas central heating
- Fabulous south west facing rear garden
- Garage and parking

12 Sycamore Close, Hanham, Bristol, BS15 3TL
£550,000 Freehold

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PROPERTY TYPE House - Detached
BEDROOMS 4
RECEPTION ROOMS 1
BATHROOMS 2
EPC RATING B
COUNCIL TAX BAND E



Beautifully presented, and lovingly maintained, detached family home.

Entrance hallway, good sized lounge, conservatory/dining area, kitchen/breakfast room, utility area and downstairs WC.

At the first floor are four bedrooms, (master en suite), and wet room.

With double glazing and gas central heating.

With fabulous south west facing rear garden, off street parking and garage.



the location

Set in a quiet cul de sac location, backing onto woodland, properties of this type and location are rarely available. With wooded and riverside walks through Hencliffe Woods down to the towpath on the River Avon, the riverside pubs, The Chequers and Lock and Weir are a short stroll away. With local shops at Memorial Road, and the more comprehensive facilities of Hanham high street and the retail park at Longwell Green are but a short drive away.

just a thought...

If you hadn't considered Hanham before, this could be the one! Set in an idyllic location on both the edge of the country and the edge of the city, this home really provides the best of both worlds.

*Beautifully presented
and lovingly
maintained detached
home.*