

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 surveyor. References to the tenure of 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 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.





- 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

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.

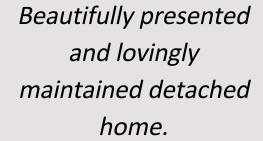
With double glazing and gas central heating.

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 idylic location on both the edge of the country and the edge of the city, this home really provides the best of both worlds.