



- 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  
Offers In Excess Of £550,000 Freehold

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



Hallway 13'4" x 6'8" (4.08m x 2.04m)

Living Room 23'1" x 12'0" (7.06m x 3.68m)

Kitchen/Breakfast Room 15'9" x 9'6" (4.82m x 2.91m)

Sunroom/Dining Area 20'5" x 8'3" (6.23m x 2.52m)

Utility Area 7'4" x 5'1" (2.25m x 1.57m)

Cloakroom 6'7" x 2'7" (2.02m x 0.80m)

Landing 12'9" x 11'10" (3.90m x 3.61m)

Ensuite 9'8" x 2'7" (2.96m x 0.79)

Bedroom 13'2" x 8'10" (4.03m x 2.71m)

Bedroom 11'2" x 9'11" (3.41m x 3.03m)

Bedroom 10'2" x 9'6" (3.12m x 2.91m)

Shower Room 7'6" x 6'2" (2.29m x 1.88m)



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.*