





PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



Potential to extend (subject to planning permission) existing plans available to view (no permissions granted).

Style, Space & Location – A Stunning Renovated Home in the Heart of Hanham  
This beautifully finished, design-led home has been thoughtfully renovated throughout (to include new roof, electrics, new plumbing and windows), offering stylish interiors, spacious living, and an unbeatable location.

Step inside to a welcoming entrance hallway that flows seamlessly into a showstopping open-plan kitchen and dining area. Complete with luxury quartz worktops, integrated appliances, and a separate utility room and guest cloakroom, it’s a space made for modern living and entertaining. A generously sized living room with a striking feature fireplace (decorative only).

The ground floor boasts contemporary light oak herringbone-style flooring, while plush carpets bring comfort to the upper level.

Upstairs, you’ll find three well-proportioned bedrooms and a sleek, newly fitted bathroom—all finished to an exceptional standard.

Outside, the property offers off-street parking and a generous rear garden, ideal for families or outdoor entertaining.



## the location

Why You’ll Love It Here - Set on one of Hanham’s most desirable residential roads. Within easy walking distance of primary and secondary schools. Moments from Gover Road playing fields and the Bristol to Bath cycle path. Scenic riverside walks nearby via Hencliffe Woods and Conham River Park. A short walk to Hanham High Street with shops, cafés, pubs, and restaurants. Just a short drive to Longwell Green Retail Park, with national retailers, a cinema, gym, and leisure centre. Excellent transport links via the Avon Ring Road to the M4/M5 motorway network.

## just a thought...

Have you always wanted a classic contemporary new style home but also want character? This home offers both. Beautifully finished to meticulous standards and set in a fantastic location this is a property genuinely not to be missed! Large gardens, parking and a whole range of amenities literally on the doorstep and yet still close enough to the city centre and all that Bristol offers.

*Offered for sale with  
no onward chain!*