



- Substantially extended and beautifully presented home
- Sitting room
- Kitchen/seating/family area with bi-fold doors
- Concealed utility and downstairs cloakroom
- Four double bedrooms with en suite to master
- Family bathroom
- Off street parking
- Substantial, mature rear garden

32 Memorial Road, Hanham, BRISTOL, BS15 3JQ
Offers Over £600,000 Freehold

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Hallway
16'9" x 4'3" (5.12 x 1.3)

Sitting Room
13'0" x 11'1" (3.97 x 3.38)

Kitchen/Seating/Family Area
14'6" x 25'3" (4.42 x 7.71)

Utility
6'2" x 7'8" (1.89 x 2.36)

WC
3'8" x 2'4" (1.13 x 0.73)

First Floor Landing
7'7" x 15'6" (2.32 x 4.74)

Bedroom
15'10" x 8'11" (4.85 x 2.74)

En Suite
3'8" x 9'11" (1.12 x 3.03)

Bedroom
15'3" x 10'6" (4.66 x 3.21)

Bedroom
17'5" x 7'5" (5.31 x 2.27)

Bathroom
10'10" x 6'0" (3.31 x 1.84)

Approximate total area*	1623 ft ² 150.9 m ²
Reduced bedroom	3 ft ² 0.3 m ²
(1) Excluding balconies and terraces.	
Reduced bedroom	Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
GIRAFFE360	



PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



Substantially extended, and beautifully presented semi detached family home with large rear garden extending to approximately 280’.

Entrance hallway, with herringbone style flooring, sitting room, study/snug, and fabulous open plan seating/dining and kitchen/family area with bi-fold doors overlooking garden and ‘secret’ concealed utility room and a downstairs cloakroom.

At the first floor are four double bedrooms (master en suite), and a family bathroom. With off street parking to the front, and a substantial mature rear garden.



what the owners will miss

the location

Set in one of Hanham’s most sought after locations, and one of a handful with a larger than average garden. The local schools are within walking distance. There are local shops at the end of the road and more comprehensive facilities of Hanham high street are also within walking distance. There are a choice of wooded, green and river walks and the Bristol to Bath cycle path all within easy striking distance. Bristol 3.3 miles Bath 9.2 miles

just a thought...

If you are looking for a house ready to move into, this could be the one! Offering space an style with an unusually large garden, this is a rare opportunity indeed, not to be missed!