



- Beautifully presented and extended
- Living room
- Dining area
- High gloss kitchen with breakfast bar
- Sun room
- Three bedrooms
- Landscaped rear garden
- Garden/office/games room with shower
- Gas central heating
- Garage and parking

24 Rangers Walk, Hanham, Bristol, BS15 3PW  
Asking Price £540,000 Freehold

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- Hallway
- Cloakroom
- Living Room 15'5" x 12'4" (4.72m x 3.7m)
- Dining Room 12'9" x 10'4" (3.90m x 3.17m)
- Kitchen 14'11" x 7'11" (4.55m x 2.43m)
- Lobby
- Sunroom 9'9" x 7'1" + 7'10" x 7'3" (2.98m x 2.18m + 2.40m x 2.23m)
- Landing
- Bedroom 15'10" x 11'2" (4.84m x 3.41m)
- Bedroom 6'4" x 4'7" (1.95m x 1.40m)
- Bedroom 13'0" x 9'5" (3.97m x 2.89m)
- Bedroom 9'3" x 7'5" (2.84m x 2.27m)
- Bathroom 8'11" x 7'6" (2.73m x 2.29m)
- Bathroom 22'6" x 11'3" (6.87m x 3.45m)
- Shower Room 6'10" x 2'7" (2.09m x 0.79m)
- Garage 16'0" x 8'5" (4.88m x 2.59m)
- Store Room 9'2" x 8'5" (2.80m x 2.58m)



PROPERTY TYPE House - Semi-Detached  
BEDROOMS 3  
RECEPTION ROOMS 1  
BATHROOMS 2  
EPC RATING E  
COUNCIL TAX BAND D



Beautifully presented and extended family home.

Entrance hallway, living room, dining area, high gloss kitchen with breakfast bar leading into sun room and utility.

Externally is ample off street parking to the side with oversized garage and store.

The rear garden is extensively landscaped with various patio and composite seating areas, astro turf lawned section leading to a 26'6 x 11'3 garden/office/games room with internal shower room and WC.

At the first floor of the house are three bedrooms and a good sized family bathroom.



## the location

Set in one of Hanham's most desirable roads, this fabulously presented home offers move into accommodation and flexible living. Within walking distance to local schools, shops and facilities, Hanham high street is within easy striking distance and the retail park at Longwell Green is but a short drive. There are a number of nearby green, wooded and riverside walks and the Bristol to Bath cycle path is a short distance away. Bristol 3.6 miles  
Bath 8.6 miles

*Benefit of a 26'6 x 11'3 garden/office/games room with internal shower room and WC.*

## just a thought...

This deceptively spacious home really needs to be internally inspected to appreciate the size and quality on offer. Great location, wonderful entertaining space internally and externally with ample parking, garage and garden room. This one really is a one off!