



- Stunning extended and modernised home
- Large family room
- Refitted kitchen
- Dining area
- Three bedrooms
- Luxuriously appointed bathroom
- Large garden with decked area
- Garden room/studio with WC
- Living area with log burner and stripped wood flooring

55 Grange Avenue, Hanham, Bristol, BS15 3PE
Offers In Excess Of £495,000 Freehold

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Entrance
5'9" x 12'4" (1.77 x 3.78)

Hallway

Living Room
12'10" x 12'0" (3.92 x 3.66)

Kitchen/Dining Room
18'11" x 13'0" (5.79 x 3.97)

Family Room
16'3" x 15'2" (4.96 x 4.64)

First Floor Landing

Bedroom
10'11" x 14'4" (3.35 x 4.38)

Bedroom
11'2" x 13'0" (3.41 x 3.97)

Bedroom
7'8" x 14'7" (2.35 x 4.45)

Bathroom
7'1" x 6'10" (2.16 x 2.09)

Garden Room
14'1" x 17'8" (4.31 x 5.40)

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND C



Stunning family home, having been the subject of extensive modernisation and extension by the current owners.

Entrance porch, entrance hallway with tiled flooring, living area with log burner and stripped wood flooring leading through to dining area opening onto sleek refitted kitchen in dark grey units and light contrasting flooring. There is an additional large family room with triple sliding doors, media wall and central ceiling light lantern.

Three bedrooms, and a luxuriously appointed family bathroom can be found at the first floor.

Large garden to rear with decked area and garden room/studio with WC. This room has two access entrances and backs onto a lane, allowing for separate access to the main house, if required.

Decorated in a classic, contemporary modern style, this is a home ready to move into.



the location

Set in what must be considered one of Hanham's most desirable avenues, homes in this road, let alone of this quality and size, are rarely available. Set within walking distance to good local schools, the green space of Gover Road playing field is at the end of the road, with further wooded and river walks at Hencliffe woods. Hanham high street is within walking distance with local shops and restaurants. Longwell Green district centre, with its range of national retailers, and a cinema and leisure complex is a short drive away. Bristol 3.4 miles Bath 8.5 miles

just a thought...

Behind this modest, yet reassuring exterior, lies a deceptively spacious, extended family home. Meticulously thought through in terms of decor and flow, this is a home that genuinely needs to be seen. Fantastic, enclosed child friendly rear garden, garden room, which could be utilised as a home office or gym and off street parking to the front. All offered at an extremely competitive price point, this home should be at the top of your viewing list!

what the owners will miss