



Connells

Conham Hill
Hanham BRISTOL



Property Description

A beautifully presented end of 1950's style end of terrace. This property has been extended to offer a fantastic family home. The property comprises to the ground floor entrance hall, a fantastic open plan kitchen family rooms with modern style fitted kitchen, lounge area with log burner, study area and dining area. In addition there is a utility room and downstairs cloakroom/WC . To the first floor are four bedrooms, bathroom and separate shower room. To the front is a driveway leading to the garage. to the rear is a well presented, generous garden. Viewing is highly recommended.

Entrance Hall

Double glazed door to the front, stairs to the first floor, contemporary style radiator, down lighters.

Lounge Area

29' 5" into bay x 15' 5" max (8.97m into bay x 4.70m max)

Double glazed bay window to the front, log burner, 3 x radiators, down lighters, storage cupboard, study area.

Kitchen/ Dining Area

18' 6" x 10' 6" (5.64m x 3.20m)

Double glazed french doors to the rear garden, double glazed window to the rear, a range of modern style high gloss fitted wall and base units, 5 ring gas hob with cooker hood over, built in eye level double oven, velux style window, space for fridge/freezer, integrated dishwasher, one and a half bowl sink unit with mixer tap, down lighters, slate flooring.

Utility Room

Fitted wall units, space for washing machine, radiator, courtesy door to garage and door to cloakroom/WC.

Cloakroom / Wc

Double glazed frosted window to the side, low level Wc, vanity sink unit, tiled flooring, extractor fan.

First Floor Landing

down lighters

Bedroom One

15' 5" into bay x 8' 4" (4.70m into bay x 2.54m)

Double glazed bay window to the front, radiator, down lighters

Bedroom Two

12' 3" x 7' 7" (3.73m x 2.31m)

Double glazed window to the front, radiator down lighters, loft access.

Bedroom Three

9' 8" x 8' 6" (2.95m x 2.59m)

Double glazed window to the rear, loft access, down lighters, radiator.

Bedroom Four

9' 5" x 7' (2.87m x 2.13m)

Double glazed window to the front, radiator, range of fitted wardrobes and draw units

Bathroom

Double glazed frosted window to the rear, P Shape bath with mains shower over, contemporary style vanity sink unit, low level WC, laminate tile effect flooring, down lighters, extractor fan, heated towel radiator

Shower Room

Double glazed frosted window to the rear, a three piece suite comprising enclosed shower cubicle with mains shower, combination vanity sink unit and low level, down lighters, heated

towel radiator,, laminate tile; effect flooring.

Front Garden

Enclosed by a low level boundary wall laid with meadow and driveway leading to the garage.

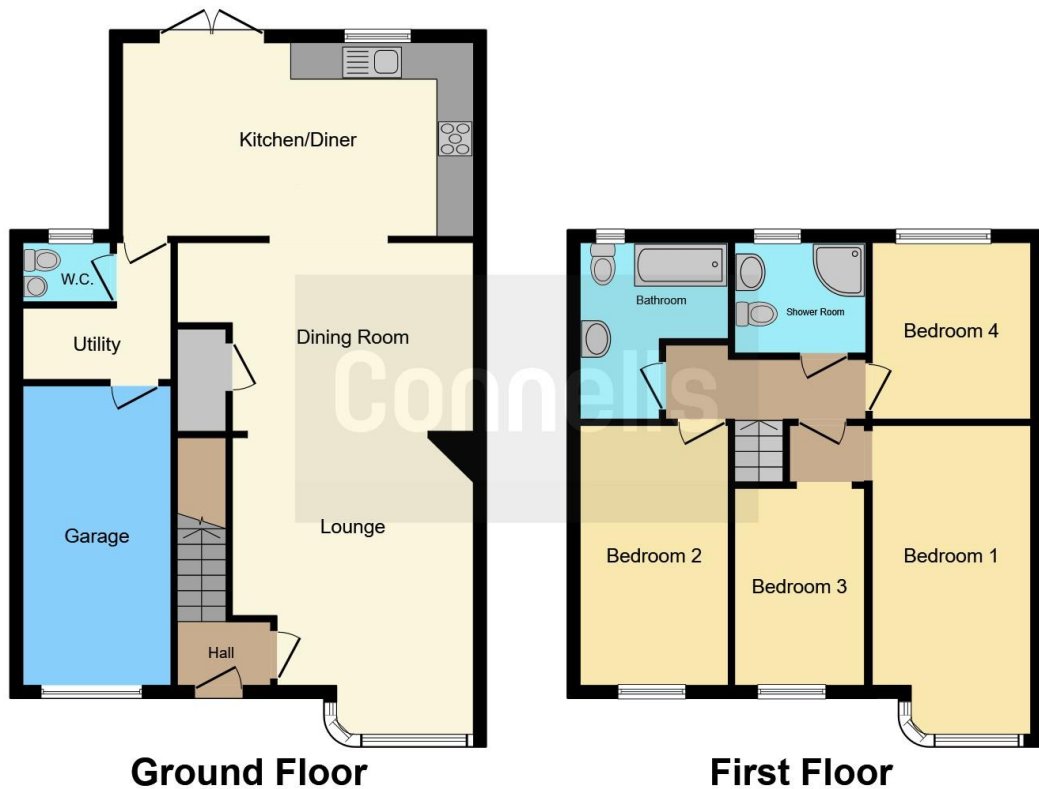
Rear Garden

Enclosed by high level panel fencing, artificial turf, raised borders, pergola, rear lane access, security light, water tap

Garage

16' 1" x 7' 9" max (4.90m x 2.36m max)
Double doors to the front, light and power, wall mounted gas boiler.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

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Tenure: Freehold



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