



131 Hanham Road
Kingswood, Bristol, BS15 8NR

Asking price £325,000

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Description

A lovely well presented period home that has been extended on the ground floor as well as having a loft room and a large garage /workshop to the rear, nestled in the area between Kingswood and Hanham High Streets and with local playing fields directly behind.

The entrance hall leads to a good sized open plan lounge / dining (28 approx), a large full width kitchen-breakfast room with a stylish fitted kitchen, vaulted ceiling with velux providing natural light, modern bathroom and patio doors opening to the enclosed rear garden and garage.

On the first floor are 3 bedrooms, with the master having a stylish ensuite shower room and a staircase to the loft room above (Please note that the loft room is accessed by a spiral staircase and has been used as a bedroom but we are not aware of any regulations relating to the room).

- 3 BEDROOMS AND LOFT ROOM
- PLAYING FIELDS AND PARK DIRECTLY BEHIND PROPERTY
- BATHROOM AND EN - SUITE SHOWER ROOM
- SPACIOUS LOUNGE / DINING ROOM
- DECEPTIVELY SPACIOUS HOUSE
- FULL WIDTH GARAGE TO THE REAR WITH ELECTRIC DOOR
- EXTENDED KITCHEN / BREAKFAST ROOM
- DOUBLE GLAZED AND CENTRALLY HEATED
- A STROLL TO BEACON RISE PRIMARY SCHOOL
- NO CHAIN !!

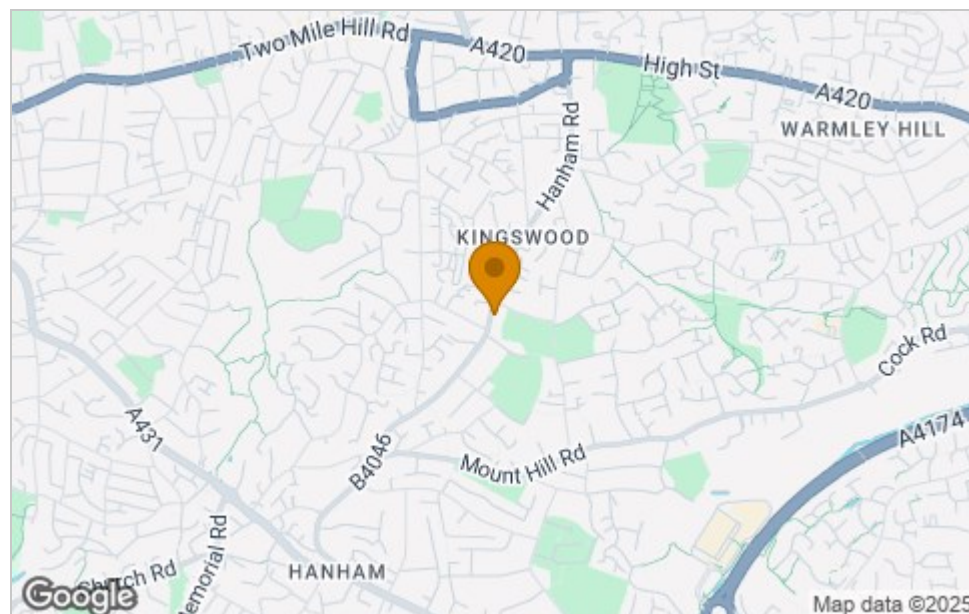




Floor Plan



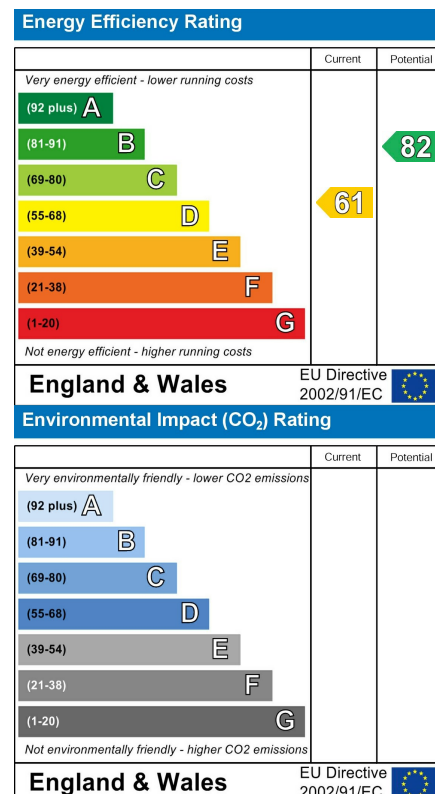
Area Map



Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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