



Like what you see?

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for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask express an interest in this property or make a formal offer, you need to come through us for all negotiations. Interating purchasers will be asked to provide proof of their ability to fund the purchase and identification to any their ability with monoty laundeing regulations and we ask down, reconnection charges may apply. If you wish to if services have been switched off/disconnected/drained prior to exchange of contracts. Please also be aware that to satisfy yourself as to their working order and condition, recommend you carry out your own independent checks or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We services, appliances, equipment, fixtures or fittings listed, specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the guide to room layout and design. Items shown in photographs are NOT included in the sale unless property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general However, these details and anything we've said about the you with a fair and reliable description of the property. We have carefully prepared these particulars to provide

1ST FLOOR

BEDROOM 3 BEDROOM 3 BEDROOM 3 BEDROOM 2 ALTHROOM 3 BEDROOM 3 BEDROOM 3 ALTHROOM 3 BEDROOM 3 BEDROOM 3 ALTHROOM 3 BEDROOM 3 Made with Metropix ©2025



GROUND FLOOR

the sale.



52 Hencliffe Way, Hanham, Bristol, BS15 3TN £575,000





Council Tax Band: E | Property Tenure: Freehold

WOW WOW WOW!! Blue Sky welcomes you to this superb detached family home located on Hencliffe Way in Hanham. The property is ideally located close to local schools, amenities, park, bus stops and river walks, fantastic spot! The current owner has presented this home to a high standard, all set to move in to!! The accommodation comprises: entrance hall, cloakroom, lounge, study, utility area and the impressive kitchen/diner/family area to the ground floor. On the first floor you will find four bedrooms, bedroom one boasting an en-suite and family bathroom with freestanding bath and shower cubicle. Externally the property boasts a rear garden, front garden, driveway parking and garage. Don't miss out on this wonderful home, call today!



Bedroom One

n/t 0.91m)

En-Suite

Bedroom Two

with spotlight.

Bedroom Three

Bedroom Four

Bathroom

Front Garden

4'4" x 8'4" (1.32m x 2.54m)

flooring, under floor heating.

10'10" x 11'10" (3.30m x 3.61m)

9'11" x 11'0" (3.02m x 3.35m)

8'8" x 7'4" (2.64m x 2.24m)

shaver point, extractor fan.

Mainly laid to lawn and shrubs.

Double glazed window to front, radiator.

Double glazed window to rear, radiator.



Entrance Hall

20'10" max x 6'3" max (6.35m max x 1.91m max) Double glazed door and window to side, tiled flooring, under floor heating, stairs to first floor landing, under stairs storage cupboard housing fuse board.

Cloakroom

7'0" x 2'5" (2.13m x 0.74m) Double glazed window to side, WC, wash hand basin with vanity, part tiled walls, tiled flooring, under floor heating.

Kitchen/Diner/Family Area 20'4" n/t 18'2" x 22'6" n/t 3'11" (6.20m n/t 5.54m x 6.86m n/t 1.19m)

Double glazed skylight window, tiled flooring, under floor heating, two double glazed bi-fold doors to rear garden, spotlights, feature island with (one and a half bowl sink and drainer, integral dishwasher, integral wine fridge, breakfast bar and storage), wall and base units, composite worktops, splashbacks, double oven, electric hob, integral fridge/freezer, extractor fan.

Utility Area

4'5" x 8'5" (1.35m x 2.57m) Extractor fan, spotlights, tiled flooring, under floor heating, wall mounted gas combi boiler, base units, worktops, sink and drainer, space for washing machine, space for tumble dryer, space for fridge/freezer, wall unit housing under floor heating controls.

Lounge

10'9" max x 14'3" max (3.28m max x 4.34m max) Double glazed window to front, feature remote controlled electric fire, door to study, under floor heating.

Study 10'7" x 8'6" (3.23m x 2.59m)

Rear Garden Enclosed rear garden, side access gate, decking area with canopy and lighting, lawn area, pergola, shrubs and



Double glazed window to front, under floor heating.

First Floor Landing 8'9" 14'1" (2.67m 4.29m)

Double glazed window to side, loft access (drop down ladder, part boarded, light), airing cupboard housing hot water tank.

with canopy and lighting, lawn area, pergola, shrubs and plants, gravel area, outside tap, door to garage.

20'6" n/t 16'10" x 11'7" n/t 3'0" (6.25m n/t 5.13m x 3.53m

Double glazed French doors to rear, security wood

feature, two double glazed windows to rear, vaulted ceiling, spotlights, under floor heating, door to en-suite.

Double glazed window to side, WC, wash hand basin

13'5" into recess x 10'11" (4.09m into recess x 3.33m)

Double glazed window to front, radiator, recess area

Double glazed window to side, heated towel rail, two

sinks with vanity unit, WC, freestanding bath, tiled flooring, part tiled walls, shower cubicle, spotlights,

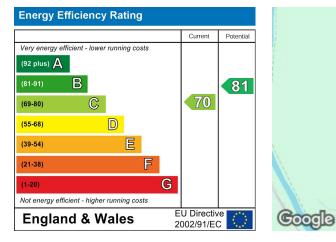
with vanity, walk in shower, shaver point, extractor fan, heated towel rail, spotlights, part tiled walls, tiled

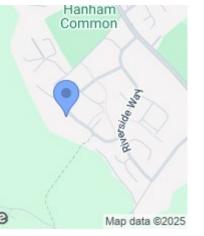
Driveway

Driveway parking to side of the property for several cars.

Garage

Electric roller door to front, double glazed door to side, power and lighting, fuse board, garage currently used as store and gym.







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