



8 MILES CLOSE,
HAM GREEN, BS20 0LH

**GOODMAN
& LILLEY**







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HAM GREEN BS20 0LH

GUIDE PRICE

£500,000

A spacious end of terrace townhouse positioned in a quiet cul-de-sac with a large private garden, integral garage and off street parking. Carefully planned over three floors the property boasts a diverse layout with over 1400 Sq. ft. With great transport links into central Bristol, Ham Green is ideal for commuters.

Welcome to this charming property located in the peaceful cul-de-sac of Miles Close, Ham Green. This delightful house boasts a spacious layout with 2 reception rooms, 4 bedrooms, and 3 bathrooms arranged over three floors, offering diverse accommodation for your family.

One of the highlights of this property is its large private garden surrounded by mature trees, perfect for relaxing outdoors or hosting gatherings with friends and family. Additionally, the integral garage provides convenient parking and extra storage space for your belongings.

Situated in a quiet neighbourhood, this home offers a tranquil environment away from the hustle and bustle of the city, yet with great transport links into Bristol, making commuting a breeze.

Don't miss the opportunity to make this lovely house your new home, where you can enjoy the best of both worlds - a peaceful retreat and easy access to the vibrant city life of Bristol.

Accommodation Comprising

Entrance Hall

A storm porch with secure glazed front door and storage cupboard opens into a bright modern entrance. Doors to the garage, downstairs shower room, boiler cupboard, utility room and bedroom four. Stairs rise to the first floor.

Downstairs Shower Room

Modernised to a high standard and fitted with a

three piece suite comprising; shower cubicle, vanity style sink with storage under and low level WC. Fully tiled walls, wall mounted mirror cabinet and heated towel rail.

Bedroom Four

Currently utilised as a snug, this spacious and diverse room would make a great double bedroom, study or hobby room, glazed double doors overlook and open onto the garden.

Utility Room

A range of matching wall and base units with Corian work surface, inset sink and provisions for a washing machine and tumble dryer. A part glazed door overlooks and leads on to the garden.

First Floor Landing

Doors open into the living room and kitchen whilst double doors provide access to the airing cupboard. Stairs rise to second floor.

Living Room

Flooded with natural light with a set of glazed double doors opening onto the first floor balcony and window to front aspect.

Kitchen/Diner

Modernised to a high standard the kitchen/diner has ample space for a large dining table, positioned next to a Juliette balcony overlooking the mature rear garden. The kitchen has been fitted with a modern range of white wall and base units with Corian surface over and matching upstand. Inset stainless steel sink and drainer with swan neck

mixer tap and induction hob with extractor over. Built in eye level double oven, fridge/freezer and dishwasher. A window to the rear aspect overlooks the garden.

Second Floor Landing

Doors to bedroom one, two, three and the family bathroom. A hatch provides access to the loft.

Bedroom One

A fantastic principle bedroom with a view to the rear over the garden and open space beyond, two sets of built in wardrobes and door to the en-suite.

En-Suite Shower Room

A modern en-suite fitted with a three piece suite comprising; shower cubicle, vanity style sink with storage under an low level WC. Fully tiled walls, window to rear aspect and heated towel rail.

Bedroom Two

A great sized double bedroom with a window to the front aspect and built in wardrobes with a range of hanging and shelving space.

Bedroom Three

A spacious double bedroom with a window to the front aspect and ample space for storage.

Family Bathroom

A modern bathroom with a three piece suite comprising; panel bath with shower over and glass screen, vanity style sink with storage under an low level WC. Fully tiled walls, heated towel rail.

Garden

The private south facing garden enjoys all day sunlight and boasts a large lawn with mature shrubs and trees. Being on the corner plot the property has a larger than average garden giving a side return currently housing a shed, gravel area and gate access to the front of the property. To property also has a lawned front garden to the side of the parking space.

Garage & Parking

The single integral garage has light, electric, up and over door and courtesy door into the internal hall. Allocated parking for one opposite the property.



- End Of Terrace Townhouse
- Quiet Cul-De-Sac Location
- Private South Facing Rear Garden
- Viewing Highly Advised
- In Excess Of 1400 SQ.FT
- Integral Garage & Allocated Parking
- Great Transport Links Into Bristol
- Four Bedrooms & Three Bathrooms
- Immaculate Condition Throughout
- First Floor Lounge With Balcony



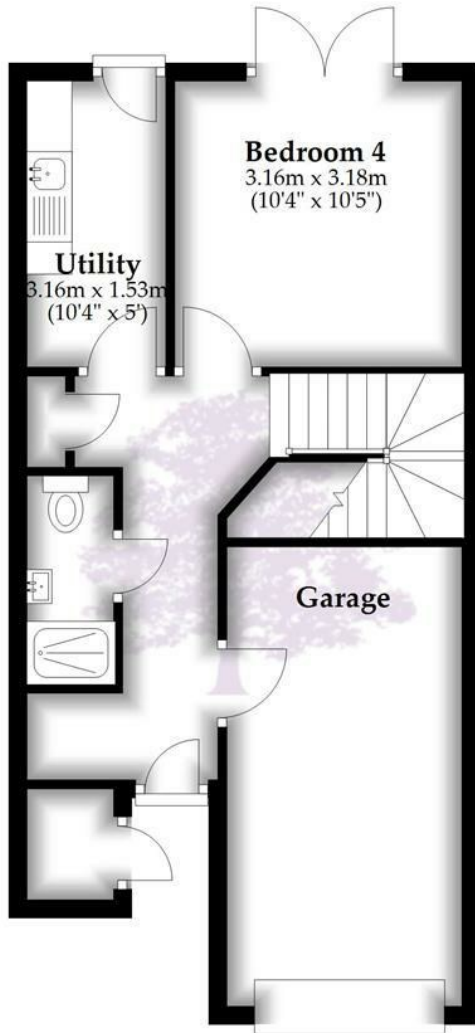


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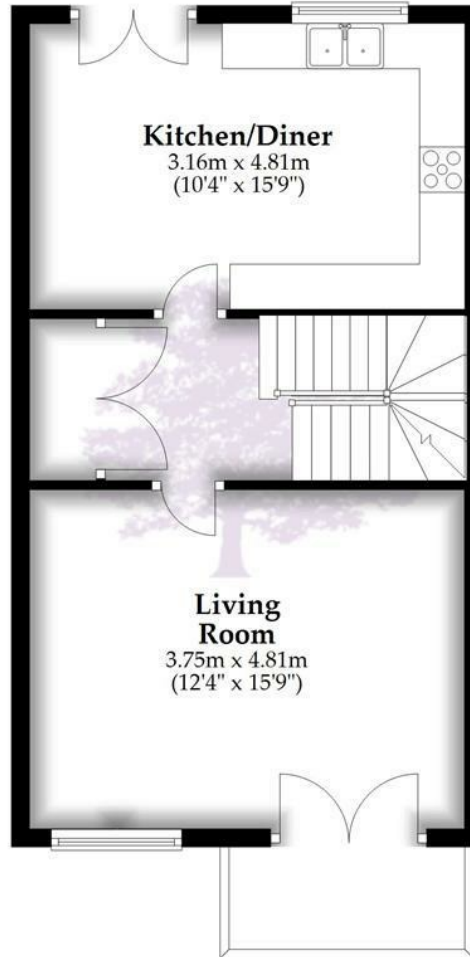
Ground Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



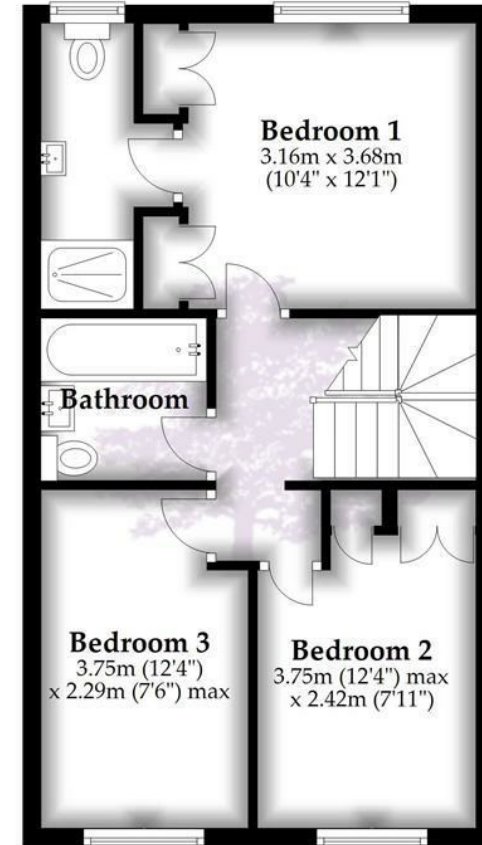
First Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



Second Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



Total area: approx. 130.7 sq. metres (1407.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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