



MAGGS
& ALLEN

27 HIGHFIELD AVENUE
HANHAM, BRISTOL, BS15 3RA
Offers In The Region Of £350,000

Boasting a very large, south-facing rear garden and off-street parking to front, comes this well-proportioned three bedroom semi-detached property. Offered with no onward chain.

Property Details

This charming three-bedroom, semi-detached property offers a range of attractive features, including a driveway and a separate kitchen. Upon entering the property, you are greeted by a spacious hallway accessing all downstairs rooms, including under stairs storage. A light and airy living/dining room is perfect for both relaxing and entertaining. There is also dual aspect windows to enjoy views over the garden. In the kitchen, there are a range of floor and wall mounted units, extension to the rear allowing more space for white goods and a window to the rear aspect.

Ascending to the first floor, you will find three bedrooms, including two generously sized doubles, one of which overlooks the garden. A three-piece bathroom with a shower-over-bath is also located on this floor. The property benefits from a good-sized loft space, providing ample storage or potential for future expansion.

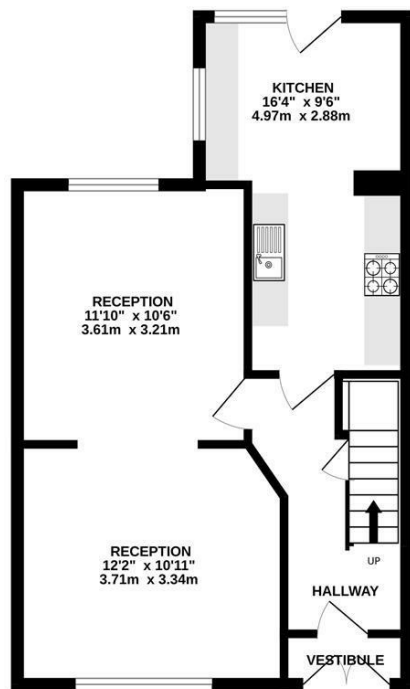
To the rear, there is a very large, private garden that benefits from a sunny, south-facing aspect. The space is mainly laid to lawn, with a courtyard area and a raised section at the very rear of the garden, ideal for dining. The garden additionally has side access. To the front, there is a driveway for two cars.

Location

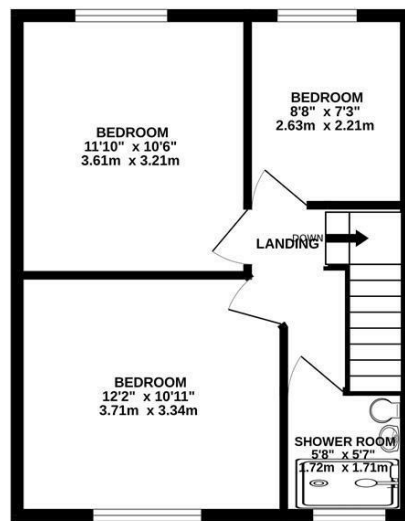
Conveniently located in the desirable Hanham area, this property offers easy access to a wealth of amenities, including shops, well-respected schools, parks, and transport links. The proximity to Hanham High Street provides excellent shopping and dining options, while bus routes and major motorways ensure swift commutes to Bristol City Centre and beyond. Nearby attractions such as Aspects Leisure Park and Gallagher Retail Park enhance the appeal, making it a prime location.



GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three-bedroom semi-detached residence
- Off-street parking for multiple cars
- Large, south-facing rear garden
- Open-plan living space
- No onward chain

Guide Price: £350,000

Tenure: Freehold

Council Tax Band: C

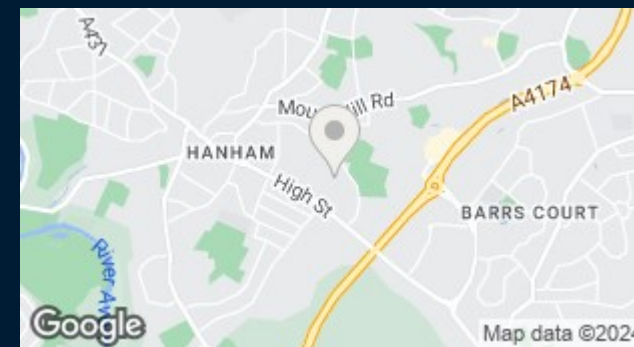
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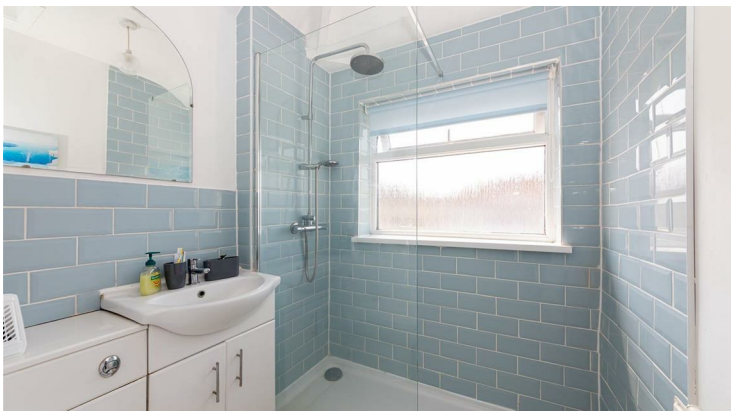
Local Authority: South Gloucestershire Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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