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- Living room
- Separate dining room
- Study
- Kitchen and utility room
- Downstairs cloakroom
- Four bedrooms with en suite to master and main bedroom
- Double garage and parking
- Pleasant, enclosed rear garden
- No onward chain!

Hallway

Living Room
11'10" x 15'7" (3.61 x 4.75)

Kitchen
13'3" x 11'8" (4.06 x 3.57)

Dining Room
12'9" x 11'8" (3.89 x 3.58)

Study
10'7" x 8'9" (3.25 x 2.67)

First Floor Landing

Bedroom
12'5" x 11'10" (3.79 x 3.63)

En Suite
6'9" x 6'2" (2.08 x 1.9)

Bedroom
10'10" x 8'11" (3.32 x 2.74)

Bedroom
8'10" x 9'0" (2.70 x 2.75)

Bedroom
8'9" x 8'4" (2.67 x 2.56)

Bathroom
5'10" x 9'3" (1.80 x 2.84)

5 Headington Close, Hanham, Bristol, BS15 3BF
**Offers In Excess Of £550,000** Freehold

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PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 3

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND F

Well proportioned four bedroom detached family home on coveted modern development.

Entrance hallway, living room, separate dining room, study, kitchen and utility room, plus downstairs cloakroom.

At the first floor are four bedrooms (with two en suite) and a family bathroom.

Externally, is off street parking, double garage and a pleasant, enclosed rear garden with patio, lawn and feature circular seating area.

*Offered for sale with no onward chain!*

## the location

Set on one of Hanham's most desirable roads, this home sits close to Gover Road playing fields, a whole host of local amenities including schools and shops at nearby Hanham high street. The more comprehensive facilities of Longwell Green including gym, swimming pool, cinema complex and national retailers are but a short drive away. There is easy access to the Avon ring road, and the Bristol to Bath cycle path. Bristol 3.9 miles Bath 8.7 miles

## just a thought...

Although requiring some modernisation, this is one of the larger style homes on the development, set in a lovely position and would provide the basis for a comfortable family home.