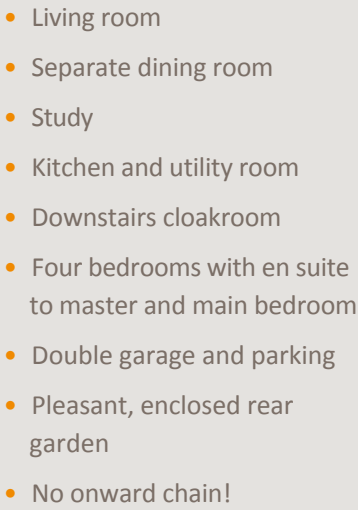


The floor plan shows a 3-bedroom house with a garage and two floors. The ground floor includes a Living Room (3.61 x 4.75 m), Study (3.25 x 2.67 m), Dining Room (3.89 x 3.58 m), Kitchen (4.06 x 3.57 m), and a large Garage (14.5' x 16.5' / 4.40 x 5.01 m). The first floor features three Bedrooms (2.70 x 2.75 m, 2.67 x 2.56 m, and 3.32 x 2.74 m), two En Suites (1.42 x 1.97 m and 1.47 x 1.97 m), and a Landing (4.7' x 1.51' / 1.41 x 4.62 m). A WC (2'10" x 5'6" / 0.88 x 1.68 m) is located on the ground floor. The total area is 1668 ft² (154.9 m²).

Room	Dimensions (ft x in)	Dimensions (m x m)
Living Room	3.61 x 4.75	1.19 x 1.57
Study	3.25 x 2.67	1.07 x 0.89
Dining Room	3.89 x 3.58	12.9' x 11.9'
Kitchen	4.06 x 3.57	13.3' x 11.8'
Garage	14.5' x 16.5'	4.40 x 5.01
Bedroom 1	3.32 x 2.74	10.10 x 8.11
Bedroom 2	2.67 x 2.56	8.9' x 8.4'
Bedroom 3	2.70 x 2.75	8.10' x 9.0'
En Suite 1	1.42 x 1.97	4.7' x 6.5'
En Suite 2	1.47 x 1.97	4.7' x 6.5'
Landing	4.7' x 1.51'	1.41 x 4.62
WC	2'10" x 5'6"	0.88 x 1.68
Total Area	1668 ft²	154.9 m²



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.

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.

*Offered for sale with
no onward chain!*