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- Four bedroom detached property
- Generous lounge
- Separate dining room
- Study/home office
- Downstairs W.C.
- Good-sized rear garden
- Driveway providing off-street parking
- Double garage
- Sought-after location in Hanham overlooking Hanham Common
- Early viewing highly recommended

Abbots Gate 1a Common Road, Hanham, Bristol, BS15 3LJ
Offers In Excess Of £500,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND E



A rare opportunity to acquire a home on one of Hanham's most sought-after roads. This spacious four-bedroom detached property enjoys an attractive position overlooking Hanham Common.

The accommodation comprises an entrance hall, a generous lounge, a separate dining room, a fitted kitchen, a study, and a convenient downstairs W.C.

To the first floor, there are four generous bedrooms, including a master bedroom with en suite shower room, along with a separate family bathroom.

Externally, the property benefits from a good-sized rear garden, while to the front there is an open-plan garden and a driveway providing off-street parking, leading to a double garage.



the location

Set in an enviable location on the edge of Hanham, local shops are available at nearby Memorial Road and the more comprehensive facilities of both Hanham High Street, and the retail park at Longwell Green being easily accessible. Set close to Hencliffe Woods, offering wooded and riverside walks along the Avon Valley. There are both good local junior and senior schools within easy walking distance. Bristol 3.9 miles Bath 8.8 miles.



just a thought...

Situated in a highly desirable location, the property is within easy reach of local schools and a wide range of amenities. Offering excellent potential, this home is ideal for a growing family looking to put their own stamp on it. Early viewing is highly recommended.

Spacious four bedroom detached home set in popular location.