

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway 19'0" x 12'7" (5.81m x 3.85m)
- Kitchen/Dining Room 12'2" x 8'8" (3.71m x 2.65m)
- Bedroom/Study 6'3" x 6'0" (1.91m x 1.83m)
- Porch 137 ft<sup>2</sup>
- Landing 122.4 m<sup>2</sup>
- Bathroom 1.2 m<sup>2</sup>
- Reduced bedroom 36 ft<sup>2</sup>
- 3.4 m<sup>2</sup>
- Living Room 19'1" x 12'9" (5.83m x 3.89m)
- Landing 12'2" x 8'9" (3.71m x 2.68m)
- Bedroom 9'10" x 8'7" (3.00m x 2.64m)
- Bedroom 11'7" x 6'10" (3.54m x 2.10m)
- Garage 16'10" x 8'5" (5.14m x 2.57m)



- Extremely well-presented split-level detached family home
- Large lounge
- Open-plan kitchen / dining room
- Flexible layout with four bedrooms
- Good-sized rear garden with terrace
- Off-street parking
- Situated in a pleasant cul-de-sac location

PROPERTY TYPE House - Detached

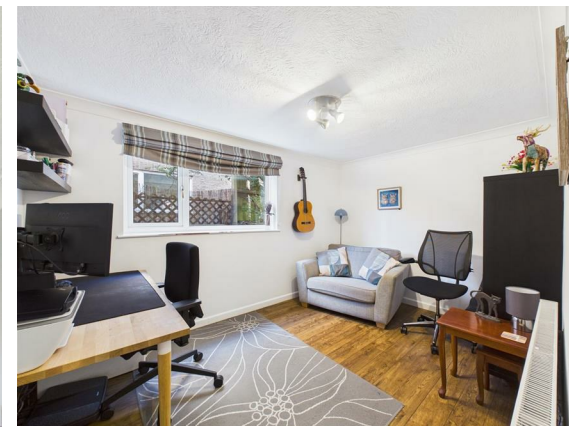
BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND E

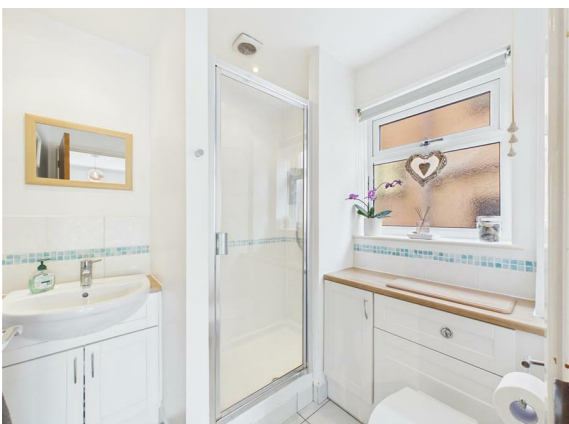


An extremely well-presented split-level detached family home offering spacious and versatile accommodation throughout.

Entrance hallway, large lounge, open-plan kitchen/dining room. The flexible layout provides four bedrooms along with an additional shower room, making the home well suited to growing families or those needing adaptable space.

Externally, the property benefits from a generous terrace, rear garden, off-street parking and a garage.

This attractive home combines space, flexibility and excellent presentation, making it an ideal family property.



## the location

Set in a pleasant cul-de-sac location with a green aspect to the rear and within close to Beacon Rise Primary School, John Cabot Academy and Magpie bottom Nature Reserve. The High Streets of Hanham and Kingswood are but a short distance away. The more comprehensive facilities of Longwell Green retail park with its range of national retails including Marks & Spencer, Costa and the leisure centre with swimming pool and Vue cinema complex.

## what the owners will miss

*"This property has been a great home for our children to grow up in with regular visits from the local wildlife, whilst being within walking distance of their primary school and local amenities."*



## just a thought...

This unusual but impressive detached home should be viewed to be appreciated. Flexible accommodation with "excellent flow", off street parking and good size garden with a lovely aspect to the rear. Inspection highly recommended.