
HOBBS
PROPERTY AGENTS
£475,000
Brookfield Close
Chipping Sodbury, BS37 6PP

PROPERTY SUMMARY

On entering the property, the hallway leads through into the spacious living room, which in turn leads into the dining room. From here, there is access into a useful study/play room with doors opening directly onto the rear garden. The kitchen sits adjacent to the dining room and is well presented, offering plenty of storage and a side door providing access to the garden. An inner hallway provides access to the downstairs cloakroom, along with a door leading into the garage from inside the property.

Upstairs, there are three good sized double bedrooms, two of which benefit from built in wardrobes, along with a further good sized single bedroom. The family bathroom is also located on this floor, together with loft access and an airing cupboard housing the gas boiler.

Outside, the property benefits from driveway parking leading to an integral garage with power and lighting. The garage also offers potential for conversion, subject to the necessary permissions and regulations. To the rear is a well presented, mature garden with a patio area, lawn and established planting, providing a pleasant and private outdoor space.

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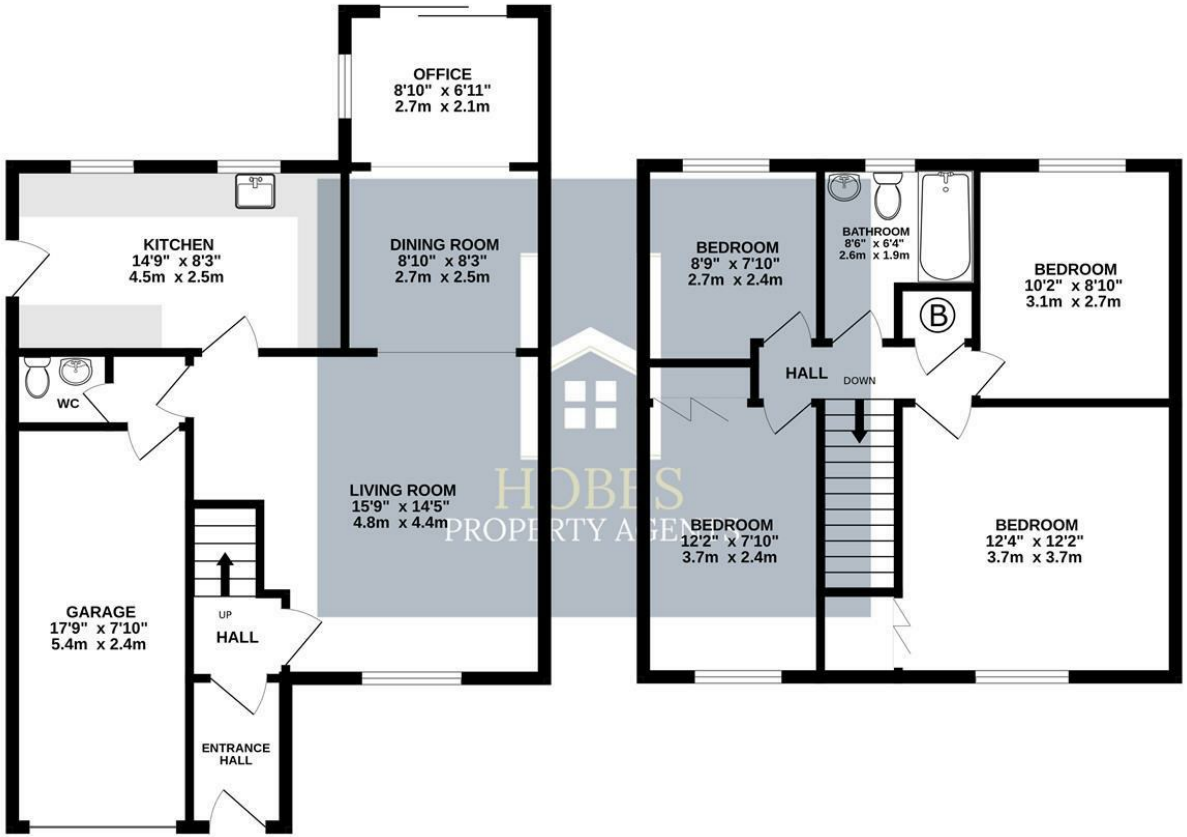





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GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

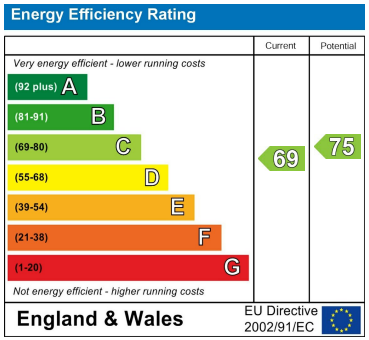
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
South Gloucestershire

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE DETAILS
01454 529 024
sales@hobbspropertyagents.co.uk