

Hallway 16'9" x 4'3" (5.12 x 1.3)
 Sitting Room 13'0" x 11'1" (3.97 x 3.38)
 Kitchen/Seating/Family Area 14'6" x 25'3" (4.42 x 7.71)
 Utility 6'2" x 7'8" (1.89 x 2.36)
 WC
 First Floor Landing
 Bedroom 7'7" x 15'6" (2.32 x 4.74)
 Bedroom 15'10" x 8'11" (4.85 x 2.74)
 En Suite 3'8" x 9'11" (1.12 x 3.03)
 Bedroom 15'3" x 10'6" (4.66 x 3.21)
 Bedroom 17'5" x 7'5" (5.31 x 2.27)
 Bathroom 10'10" x 6'0" (3.31 x 1.84)



- Substantially extended and beautifully presented home
- Sitting room
- Kitchen/seating/family area with bi-fold doors
- Concealed utility and downstairs cloakroom
- Four double bedrooms with en suite to master
- Family bathroom
- Off street parking
- Substantial, mature rear garden

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



Substantially extended, and beautifully presented semi detached family home with large rear garden extending to approximately 280’.

Entrance hallway, with herringbone style flooring, sitting room, study/snug, and fabulous open plan seating/dining and kitchen/family area with bi-fold doors overlooking garden and ‘secret’ concealed utility room and a downstairs cloakroom.

At the first floor are four double bedrooms (master en suite), and a family bathroom. With off street parking to the front, and a substantial mature rear garden.

the location

Set in one of Hanham’s most sought after locations, and one of a handful with a larger than average garden. The local schools are within walking distance. There are local shops at the end of the road and more comprehensive facilities of Hanham high street are also within walking distance. There are a choice of wooded, green and river walks and the Bristol to Bath cycle path all within easy striking distance. Bristol 3.3 miles Bath 9.2 miles

what the owners will miss

just a thought...

If you are looking for a house ready to move into, this could be the one! Offering space an style with an unusually large garden, this is a rare opportunity indeed, not to be missed!