

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, 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 15'2" x 12'10" (4.63m x 3.93m)
- Living Room 12'8" x 7'3" (3.88m x 2.23m)
- Dining Room 15'6" x 11'2" (4.74m x 3.41m)
- Bathroom 9'9" x 5'10" (2.98m x 1.79m)
- Landing 16'0" x 9'11" (4.90m x 3.04m)
- Bedroom 11'0" x 10'4" (3.37m x 3.15m)
- Bedroom 8'7" x 7'10" (2.64m x 2.39m)



- Three bedroom semi-detached family home
- Spacious lounge
- Fitted kitchen
- Additional reception room with doors opening onto the rear garden
- Family bathroom
- Generous rear garden
- Off-street parking to the front of the property

17 Woodyleaze Drive, Hanham, Bristol, BS15 3BX
£350,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Well proportioned three bedroom semi detached family home.

Entrance hallway, lounge, kitchen and additional reception/extension opening onto garden, downstairs bathroom and three bedrooms at the first floor.

With off street parking to the front, there is a sizeable, lawned rear garden.



the location

Popular, convenient location with Greenbank playing fields at the end of the road. The facilities of nearby Hanham high street and Longwell Green retail park are both within easy striking distance. There are a range of local junior and senior schools. Bristol 3.9 miles Bath 8.6 miles

what the owners will miss

"This house is set in a lovely and quiet neighbourhood. We love our house but we need to continue our journey in a different country. This house for us it was the start of our family. These walls have hundreds of happy memories and the garden has given us the best summer BBQS I can remember. This would have been our forever home England. We will miss our garden, our neighbourhood and our home. Our best friends live one street away from us. This hasn't been an easy decision but we are sure whoever lives in this house would be as happy as we have been."

just a thought...

If you are looking for a well proportioned family home in great location, with decent garden, parking and a whole host of local facilities and amenities, this could be the one! An internal inspection highly recommended.