

Room Dimensions:

- Sunroom:** 8'1" x 6'0" (2.74 x 1.84 m)
- Kitchen/Dining Area:** 22'6" x 12'5" (6.87 x 3.80 m)
- Living Room:** 22'6" x 12'1" (6.86 x 3.68 m)
- Bedroom (Top Right):** 15'4" x 15'6" (4.68 x 4.72 m)
- Bedroom (Bottom Right):** 13'0" x 8'1" (3.96 x 2.73 m)
- Bathroom (Top):** 9'2" x 8'1" (2.80 x 2.72 m)
- Bathroom (Bottom):** 5'9" x 8'1" (1.78 x 2.72 m)
- Utility Room:** 5'9" x 8'1" (1.78 x 2.72 m)
- En-Suite:** 7'4" x 9'1" (2.26 x 2.78 m)
- Hallway (Top):** 5'5" x 8'10" (1.67 x 2.71 m)
- Hallway (Bottom):** 18'9" x 3'0" (5.74 x 0.93 m)
- Porch:** 4'8" x 3'3" (1.43 x 1.01 m)

Approximate total area: 1293 ft² / 120 m²

Legend: (1) Excluding balconies and terraces

Notes: Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Orientation: North arrow pointing towards the top right.



PROPERTY TYPE Bungalow
BEDROOMS 2
RECEPTION ROOMS 2
BATHROOMS 2
EPC RATING D
COUNCIL TAX BAND D



A spacious and gracious detached bungalow. Entrance hallway, large living room, open plan kitchen/dining room, sunroom, utility room, two double bedrooms (with master ensuite) and family bathroom. Set in a large plot with off street parking and a double garage. Surprisingly spacious, a viewing is recommended.



the location

Set in a convenient cul-de-sac location offering good access to the High Streets of Hanham and Kingswood. Backing on to playing fields, this home is within walking distance to Beacon Rise Primary School. The more comprehensive facilities of the retail park at Longwell Green are a short drive away. Bristol 4.4 miles Bath 9.8 miles

what the owners will miss

"We have really loved living in our bungalow and bringing up our two children here. We will definitely miss all of our lovely neighbours in the cul-de-sac. We have particularly enjoyed bring a short walk away from the local shops of both Hanham and Kingswood"

just a thought...

If you thought bungalows were compact, this one breaks the rules! Fabulous, spacious accommodation on a large plot in a great location with a double garage. This is a rare opportunity not to be missed.