5 Headington Close, Hanham, Bristol, BS15 3BF

Offers In Excess Of £535,000 Freehold

DW SMITH EST 19 99



- Living room
- Separate dining room
- Study
- Kitchen and utility room
- Downstairs cloakroom
- Four bedrooms with en suite to master and main bedroom
- Double garage and parking
- Pleasant, enclosed rear garden
- No onward chain!



Hallway

Living Room
11'10" x 15'7" (3.61 x 4.75)

Kitchen
13'3" x 11'8" (4.06 x 3.57)

Dining Room
12'9" x 11'8" (3.89 x 3.58)

Study
10'7" x 8'9" (3.25 x 2.67)

First Floor Landing

Bedroom
12'5" x 11'10" (3.79 x 3.63)

En Suite
6'9" x 6'2" (2.08 x 1.9)

Bedroom
10'10" x 8'11" (3.32 x 2.74)

Bedroom
8'10" x 9'0" (2.70 x 2.75)

Bedroom
8'9" x 8'4" (2.67 x 2.56)

Bathroom
5'10" x 9'3" (1.80 x 2.84)

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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

DW SMITH EST 19 99

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 3

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND F





Well proportioned four bedroom detached family home on coveted modern development.

Entrance hallway, living room, separate dining room, study, kitchen and utility room, plus downstairs cloakroom.

At the first floor are four bedrooms (with two en suite) and a family bathroom.

Externally, is off street parking, double garage and a pleasant, enclosed rear garden with patio, lawn and feature circular seating area.











the location

Set on one of Hanham's most desirable roads, this home sits close to Gover Road playing fields, a whole host of local amenities including schools and shops at nearby Hanham high street. The more comprehensive facilities of Longwell Green including gym, swimming pool, cinema complex and national retailers are but a short drive away. There is easy access to the Avon ring road, and the Bristol to Bath cycle path. Bristol 3.9 miles Bath 8.7 miles

Offered for sale with no onward chain!

just a thought...

Although requiring some modernisation, this is one of the larger style homes on the development, set in a lovely position and would provide the basis for a comfortable family home.