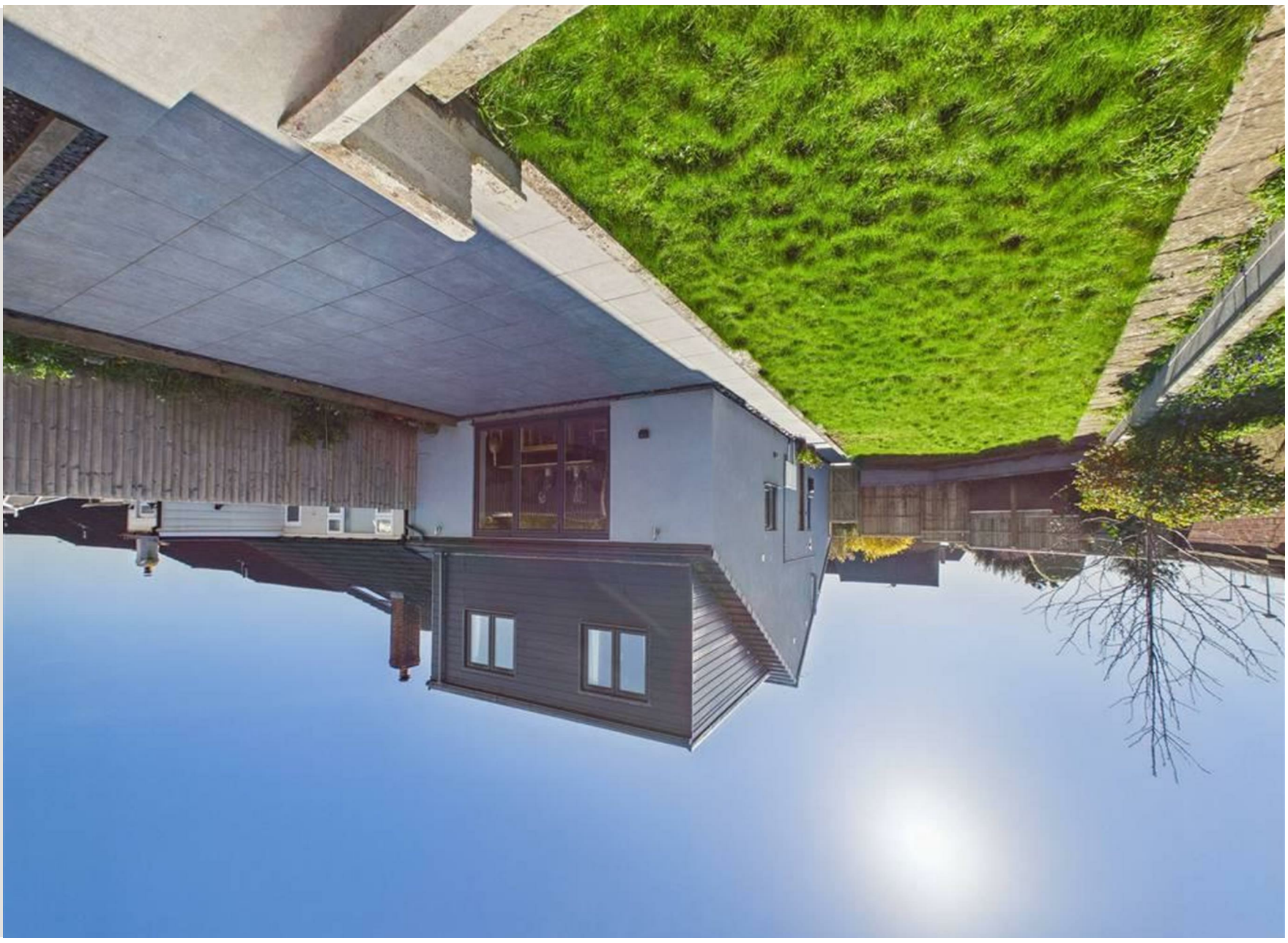


- Beautifully presented and extended chalet style home
- Cul de sac location
- Kitchen/dining/family area
- Four bedrooms
- Off street parking and garagea
- Gardens to three sides
- Gas central heating
- Viewing advised




### Hallway

### Living room
10'4" x 9'7" (3.15 x 2.92)

### Kitchen/living area
17'7" x 20'5" (5.36 x 6.22)

### Bedroom
9'11" x 10'5" (3.02 x 3.18)

### First floor landing

### Bedroom
13'2" x 9'7" (4.01 x 2.92)

### En suite
3'11" x 8'0" (1.19 x 2.44)

### Bedroom
17'8" x 8'2" (5.38 x 2.49)

### Bathroom
7'7" x 8'9" (2.31 x 2.67)

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.

PROPERTY TYPE Chalet Bungalow - Semi Detached

BEDROOMS 4

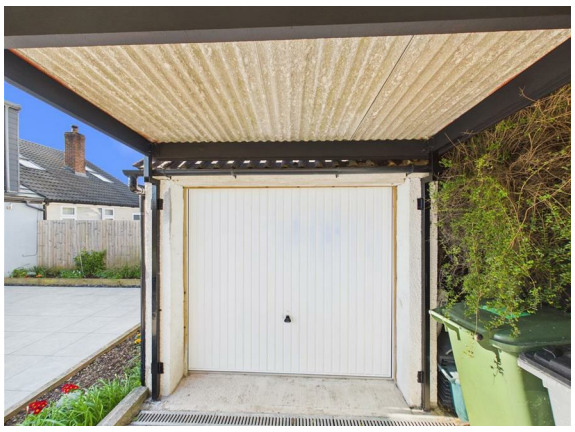
RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND C





Beautifully presented, and extended, chalet style home in popular cul de sac location.

With entrance hallway and downstairs w.c, a snug/sitting room/bedroom, a large open plan kitchen/dining/family area, and one bedroom at the ground floor.

At the first floor are two double bedrooms, the master with an en suite, plus a family bathroom. There is also feature hallway with turned staircase and velux, with space for a small desk.

Off street parking, garage and gardens to three sides.

Viewing highly recommended.











## the location

Set not far from Hanham high street, and with easy access to the facilities of Kingswood, the Avon ring road and all good schools and local amenities. Bristol 3.6 miles Bath 9.1 miles

*Beautifully presented and extended chalet style home in popular cul de sac.*



## just a thought...

If you hadn’t consider this style of home before think again! Deceptively spacious, finished to a high specification, with off street parking to front and rear, with a garage and gardens to three sides.