

for sale

offers in excess of **£475,000**



Beechwood Avenue Hanham BRISTOL BS15 3QN

A superb family home offering flexible living space, a stunning open-plan kitchen/dining room, converted loft room, landscaped garden and driveway parking for 3 cars. Early viewing is highly recommended.



Beechwood Avenue Hanham BRISTOL BS15 3QN

Ground Floor Accommodation

Entrance Hall

Access to Living Room and Kitchen / Dining Room, Cloakroom, Stairs up to First Floor

Living Room

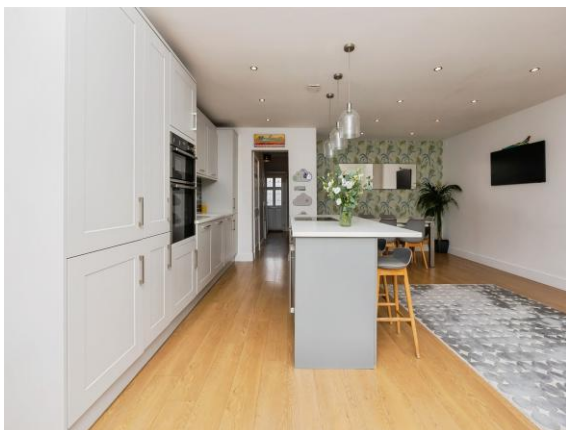
Double Glazed Window to Front, Feature Fire Place, Radiator

Kitchen / Dining Room

Double Glazed Window to Side and Bi-Fold Doors to Rear Garden, Velux Style Windows, Range of Wall & Base Units with Work Surface Over, Inset Sink with Mixer Tap, Tiled Splash Back, Complimenting Kitchen Island with Electric Hob, Built In Double Oven, Integrated Appliances, Radiator

Cloakroom

Double Glazed Window to Side, WC and Wash Hand Basin



First Floor Accommodation

Landing

Access to all Bedrooms and Family Bathroom, Stairs up to Attic Room

Bedroom 1

Double Glazed Window to Front, Built In Wardrobe, Radiator

Bedroom 2

Double Glazed Window to Rear, 2 x Built in Wardrobes, Radiator

Bedroom 3

Double Glazed Window to Rear, Radiator

Bathroom

Obscure Double Glazed Window to Front, WC, Wash Hand Basin and Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas, Heated Towel Rail

Second Floor Accommodation

Loft Room

Dual Aspect Velux Style Windows, Storage to the Eaves

External Features

Rear Garden

Landscaped Rear Garden, Enclosed Via Fence Panels, Mostly Laid to Astro Turf with a Raised Decking Area

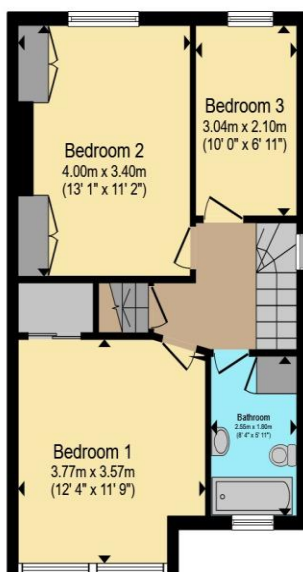
Parking

Driveway Parking to the Front for 3 Cars

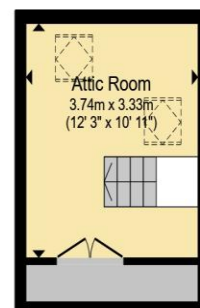




Ground Floor



First Floor



Second Floor

Total floor area 117.2 m² (1,262 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: BLG104591 - 0008

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online
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