

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.

- Entry 4'11" x 3'7" (1.51 x 1.11 m)
- Hallway 14'5" x 13'3" (4.40m x 4.05m)
- Living Room 16'7" x 10'6" (5.06m x 3.22m)
- Kitchen/Dining Room 10'3" x 7'5" (3.13m x 2.27m)
- Family/Play Area 12'7" x 8'2" (3.84m x 2.50m)
- Landing 10'9" x 8'4" (3.28m x 2.55m)
- Bedroom 7'11" x 7'2" (2.42m x 2.19m)
- Bedroom 7'11" x 7'1" (2.42m x 2.16m)
- Bedroom 8'2" x 8'2" (2.50m x 2.50m)
- Bedroom 8'4" x 10'9" (2.55m x 3.31m)
- Bedroom 8'2" x 12'7" (2.50m x 3.84m)
- Bathroom 7'11" x 7'0" (2.42m x 2.16m)
- Garage 16'11" x 8'11" (5.17m x 2.74m)



- Beautifully presented and thoughtfully extended semi-detached family home
- Spacious lounge
- Modern kitchen/diner
- Three well-proportioned bedrooms
- Stylish family bathroom
- Enclosed rear garden
- Off-street parking
- Garage

12 Harefield Close, Hanham, Bristol, BS15 3TD
£380,000 Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



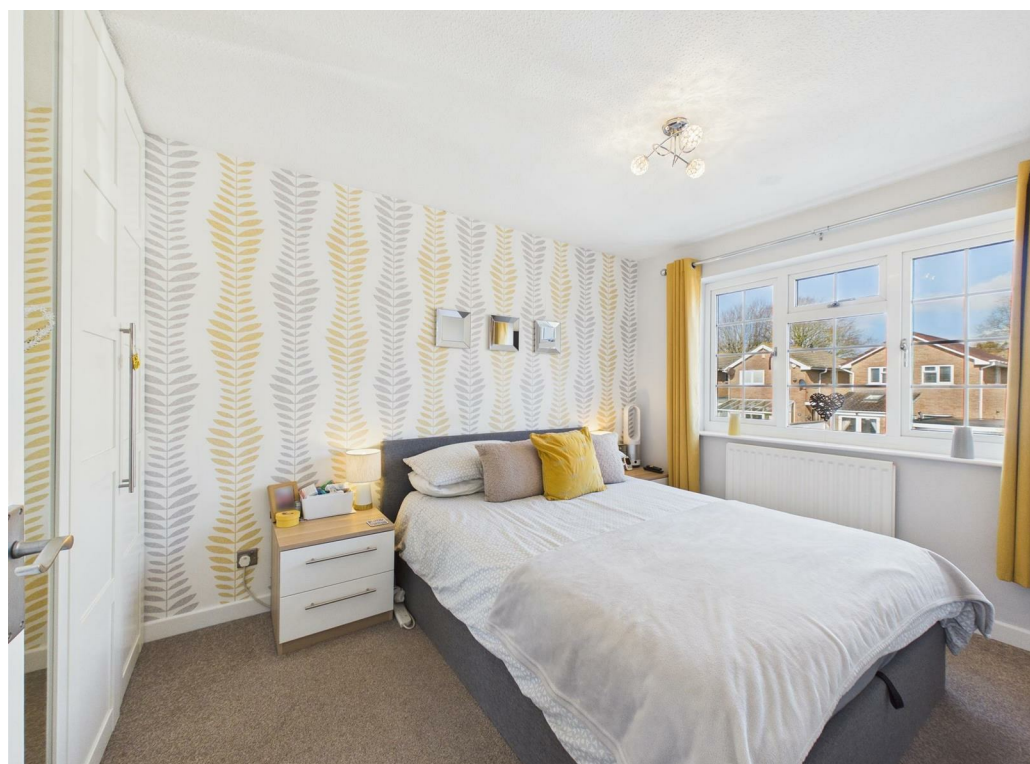
Beautifully presented, and extended, semi detached family home.

Entrance hallway, lounge, kitchen/diner, plus seating area/family room.

At the first floor are three bedrooms and a family bathroom.

With off street parking to the side for four vehicles and a garage.

There is a pleasant, enclosed child friendly rear garden with composite decking.



the location

Set in the ever popular Hanham Green locality, this well placed home is close to a whole host of wooded walks, literally on its doorstep. There are nearby local shops, Hanham high street is a short distance away, and the more comprehensive facilities of Longwell Green retail park, with its range of national retailers, swimming pool, gym and leisure complex is but a short drive. Bristol 3.9 miles Bath 9.41 miles

what the owners will miss

The things we will miss most about our home are the ample parking, south west facing garden and close proximity to Christchurch Primary school. It has been a lovely home for both us as a couple, and since welcoming our 2 young children. It has even been perfect for our cat as we have benefited from living on such a quiet road!



just a thought...

If you are looking for a home to move straight into, this is it! Beautifully presented, lovely garden, parking and a garage, offered at a great price in a great location!