



- Lounge/dining area
- Modern kitchen
- Utility
- Four bedrooms
- Garage and off street parking
- Gas central heating
- Lovely enclosed rear garden

87 The Meadows, Hanham, Bristol, BS15 3PB  
£500,000 Freehold

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- Hallway
- WC
- Living Room
- 26'4" x 9'10" (8.04m x 3.01m)
- Kitchen
- 10'0" x 9'1" (3.05m x 2.77m)
- Utility Room
- 10'8" x 6'10" (3.26m x 2.09m)
- Garage
- 14'7" x 10'9" (4.46m x 3.28m)
- Landing
- 11'11" x 9'7" (3.64m x 2.93m)
- Bedroom
- 10'4" x 9'8" (3.16m x 2.96m)
- Bedroom
- 9'9" x 6'7" (2.98m x 2.02m)
- Bedroom
- 8'11" x 6'5" (2.73m x 1.98m)
- Bedroom
- 6'8" x 5'5" (2.04m x 1.66m)





PROPERTY TYPE House - Link Detached

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND D



Well presented link detached home entrance lobby and downstairs wc, good size lounge/dining area, modern kitchen, utility and garage.

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

Externally is off street parking and a lovely, mature, enclosed child friendly rear garden.



### the location

Set on the ever coveted Meadows development, in arguably one of the best plots, with outstanding southerly views to the front of the property. The house is placed a short walk from Gover Road playing fields and the Bristol to Bath cycle track. Wooded walks at nearby Hencliffe Woods, leading into Conham River Park are also nearby. There are a range of local senior and junior schools and Hanham high street, with its range of shops, is also readily accessible. Bristol 3.8 miles Bath 8.6 miles

### what the owners will miss

*"I will miss the beautiful views from the elevated position of my house, the quiet neighbours around the cul-de-sac. The convenience of High Street shops and easy access to major bus routes to Bath and Bristol"*

### just a thought...

If you hadn't considered this style of house before, this could be the one! Set in a lovely mature garden, in a semi elevated position with commanding panoramic views, homes of this type rarely come to the market.