38 Harolds Way, Hanham, Bristol, South Gloucestershire, BS15 8HW

Asking Price £485,000 Freehold

DW SMITH EST 19 99



- Four bedrooms
- Living room and separate dining room
- Modern fitted kitchen
- Family bathroom, ensuite and downstairs cloakroom
- Landscaped rear garden adjoining Magpie Bottom Nature Reserve
- Double garage and separate office
- Ample off-street parking



Hallway

Wc
5'3" x 3'7" (1.61m x 1.10m)

Living Room
18'0" x 12'0" (5.51m x 3.67m)

Dining Room
11'8" x 10'4" (3.56m x 3.16m)

Kitchen
13'8" x 8'9" (4.17m x 2.69m)

Landing

Bedroom
13'2" x 10'7" (4.03m x 3.23m)

En Suite
7'9" x 4'5" (2.37m x 1.35m)

Bedroom
11'8" x 10'7" (3.57m x 3.23m)

Bedroom
8'8" x 8'7" (2.66m x 2.62m)

Bedroom
8'9" x 6'11" (2.68m x 2.13m)

Bathroom
6'4" x 5'5" (1.94m x 1.67m)

Garage
17'1" x 8'7" (5.23m x 2.64m)

Office/Gym
11'9" x 8'2" (3.59m x 2.51m)

Store
8'3" x 4'7" (2.52m x 1.42m)

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.

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PROPERTY TYPE House

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND E





A beautifully presented four bedroom detached family home with landscaped garden and ample off street parking plus double garage/office.

Entrance hallway, living room, separate dining room, modern fitted kitchen and downstairs cloakroom.

At the first floor are four bedrooms (with master EnSuite) and a family bathroom.

With a fabulous tiered garden to the rear adjoining the Magpie Bottom Nature Reserve, the garden offers a good degree of seclusion and lovely wooded views.











what the owners will miss

"We have absolutely loved our time in our amazing family home. We have created some great memories with our children growing up. It has been the perfect home, set on the edge of a Nature Reserve, with all the peace and tranquillity we enjoy, whilst still being near local amenities in Hanham and Bristol. We will miss the privacy and quietness of the location of our home, tucked away at the end of the cul-de-sac, and also the lovely neighbours"



the location

Superbly located close to good local schools, and a short distance from the shops and facilities of Hanham high street. Magpie Bottom Nature Reserve is literally on the doorstep, and the more comprehensive facilities of the retail park at Longwell Green, with its range of national retailers including Marks and Spencer, Next and Costa, together with a swimming pool, gym and cinema complex. Bristol 3.2 miles Bath 9.1 miles

just a thought...

behind this pleasant but modest exterior lies a beautifully presented and much loved family home. Set in the corner of this modern development, the garden offers privacy and various seating areas for entertaining and directly overlooks a small valley into Magpie Bottom Nature Reserve. If you want a modern family home yet being literally surrounded by green space, it doesn't get any better than this.