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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

DW SMITH EST 1999

Hallway
Living/Dining Room
25'1" x 8'5" (7.66m x 2.58m)
Kitchen
10'4" x 6'10" (3.16m x 2.10m)
Landing
Bedroom
12'8" x 8'6" (3.88m x 2.60m)
Bedroom
12'0" x 10'5" (3.67m x 3.18m)
Bedroom
9'10" x 6'11" (3.01m x 2.11m)
Bathroom
9'2" x 4'11" (2.81m x 1.51m)

- Quiet cul-de-sac location
- Three bedrooms
- Spacious living/dining room
- Well-fitted kitchen
- Family bathroom
- Large rear garden
- External garage
- Driveway with parking for three cars
- Ideal family home

4 Forest Walk, Kingswood, Bristol, BS15 8DF
£290,000 Freehold

DW SMITH EST 1999

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

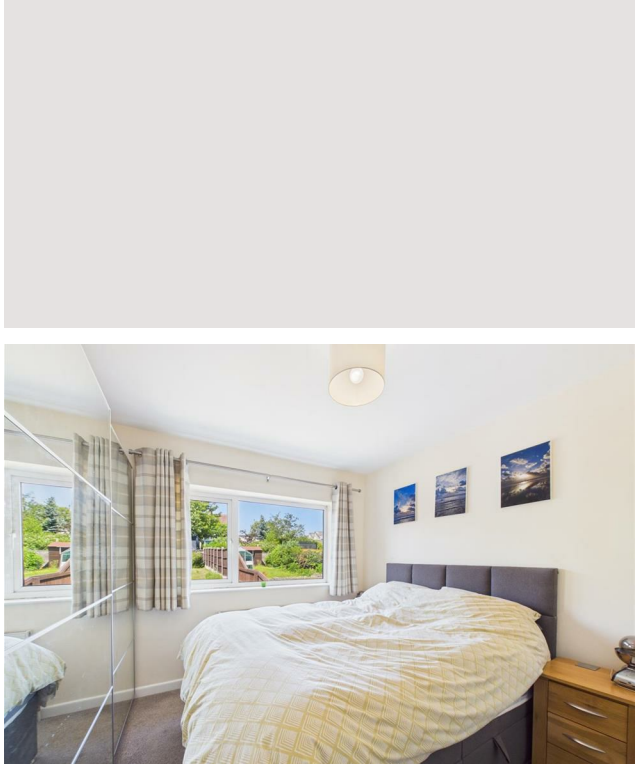
EPC RATING D

COUNCIL TAX BAND B

A family home in a quiet cul-de-sac, with drive way for three cars, garage, and large rear garden.

The ground floor features the entrance hallway, a large living room/diner and a well fitted kitchen. Upstairs the property boasts three bedrooms and a family bathroom.

Externally, the property Benefits a driveway that can fit three cars, an external garage, and a large rear garden.



the location

Situated in the quiet, family friendly areas of Kingswood and Hanham. Sitting just a short distance from the diverse independent shops, cafes, and supermarkets near by. Residents benefit from nearby green spaces such as Page Park and Troopers Hill Nature Reserve. Bristol 4.3miles Bath 11.1miles

what the owners will miss

"I have lived in the house for approx. 10 years and the location has been one of the main benefits for me. The house is situated in a quiet cul-de-sac close to both Kingwood and Hanham with associated shops, facilities, and access to public transport. The house has good parking provision, a garage and a large garden which has suited my outside lifestyle and hobbies, giving me the space to store and maintain equipment without cluttering the house."

just a thought...

With such a large garden, this could be the ideal home for families.