



- Four bedroom modern town house
- Lounge and separate dining room
- Kitchen and utility room
- Study
- Family bathroom and shower room
- Two garages
- Generous driveway
- Private rear garden

19 John Wesley Road, St. George, Bristol, BS5 8RL
£450,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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
Hallway
Shower Room
Utility Room
Office
Landing
Living Room
Dining Room
Kitchen
Bedroom
Bedroom
Bedroom
Bedroom
Bathroom
Integral Garage
Garage

5'10" x 3'8" (1.78m x 1.13m)
9'6" x 6'8" (2.92m x 2.05m)
9'0" x 6'8" (2.76m x 2.04m)
16'3" x 9'9" + 6'2" x 5'8" (4.96m x 2.98 + 1.90m x 1.74m)
14'11" x 8'11" (4.55m x 2.74m)
19'7" x 6'11" (5.98m x 2.12m)
Landing
Bedroom
Bedroom
Bedroom
Bedroom
2.86m x 2.69m
9'9" x 6'4" (2.98m x 1.95m)
5'8" x 5'6" (1.75m x 1.70m)
Integral Garage
15'0" x 9'0" (4.59m x 2.76m)
Garage
16'4" x 9'8" (5.00m x 2.96m)

PROPERTY TYPE House - Semi-Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING C

COUNCIL TAX BAND D



A deceptively spacious and beautifully presented four bedroom modern town house, offering approximately 1,700 sq ft of versatile accommodation, two garages, generous driveway parking and a private garden with outstanding views across Bristol.

The ground floor provides entrance hall and porch, study, utility room, shower room and an internal garage, complemented by a further external garage.

The first floor forms the heart of the home, with a spacious lounge, separate dining room and modern kitchen. Access to the private garden enjoying the far-reaching views across Bristol.

The second floor offers four well proportioned bedrooms, together with a beautifully appointed family bathroom and landing..



the location

Set on the borders of St George and Hanham, Dundridge playing fields and Magpie Bottom Nature Reserve are both literally on the doorstep. There is a Sainsburys Local a short distance away and the facilities of Hanham high street, and its range of shops, bars and restaurants, is easily accessible. There is a range of good local schools nearby. Bristol 2.8 miles Bath 9.1 miles

what the owners will miss

We have both enjoy bring our family up in Hanham over the last 29 years. We are very lucky to have a wonderful High Street with amazing shops and restaurants which we will miss. We are lucky to be on the outskirts of Bristol to watch the annual balloon fiesta which we deeply miss. We have certainly enjoyed being the custodians of our family home and certainly will miss the lovely friends we have made, not to mention the wonderful walks with our dogs.

just a thought...

A rare opportunity to acquire a spacious and versatile town house with exceptional views, excellent parking and considerable scope to adapt the accommodation to suit individual needs. Viewing is highly recommended to fully appreciate the size, flexibility and setting this impressive home has to offer.