13 Hawthorn Avenue, Hanham, Bristol, South Gloucestershire, BS15 3ES

Offers In Excess Of £340,000 Freehold

DW SMITH EST 19 99



- Three Bedroom Family Home
- Living room
- Kitchen/dining room
- Modern kitchen & utility area
- Family bathroom
- South facing garden
- Driveway and garage



Hallway

Living Room
13'1" x 10'0" (4.01m x 3.07m)

Kitchen/Dining Room
19'0" x 11'3" (5.80m x 3.45m)

Utility Area
5'6" x 4'0" (1.69m x 1.22m)

Landing

Bedroom
11'6" x 11'6" (3.52m x 3.51m)

Bedroom
12'3" x 10'1" (3.75m x 3.08m)

Bedroom
8'10" x 7'0" (2.71m x 2.15m)

Bathroom
6'4" x 5'1" (1.95m x 1.56m)

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

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PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B





Hawthorn Avenue is a well positioned cul-de-sac close to the main High Street and all the popular amenities that come with. The home is tucked away and enjoys a generous garden to the rear with a gated pathway leading to a single garage whilst parking for two vehicles can be found to the front.





The accommodation is generously sized and offers in brief, two fantastic reception areas, a modern stylish kitchen with a utility room, three bedrooms and an attractive family bathroom complete with a modern white three piece suite.







the location

Ideally positioned for easy access to the popular amenities of Hanham, including a variety of shops and restaurants. There are also plenty of opportunities for outdoor pursuits nearby, with Hanham Woods, Conham River Park and Troopers Hill Nature Reserve all within easy reach. Bristol 3.2 Bath 9.1 miles.

what the owners will miss

This house has been our beloved first family home. It's where we brought our children home for the very first time and it holds so many special memories for us. We have absolutely loved living here, particularly spending time in our quiet, sun-drenched south-facing garden which acts as a real sun trap throughout the day. Combined with brilliant, friendly neighbours and a genuinely welcoming community, it's been a truly wonderful place to live, and we hope the next owners will be just as happy here as we have been.



just a thought...

If you are looking for a solid house, presented well and giving you close access to everything Hanham has to offer then look no further than this superb listing!