

FOR SALE

Hambrook Lane

Stoke Gifford, Bristol, BS34 8QB

STOKE GIFFORD, BRISTOL

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ASKING PRICE

£440,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,234 SQ FT

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UNDER FLOOR HEATING

DETACHED GARAGE CURRENTLY
USED AS A GYM

MODERN FITTED BATHROOM

DRIVEWAY PARKING

RASIED COMPOSITE DECKING
WITH GLASS BALUSTRADE

EXTENDED LIVING SPACE

0.16 ACRE PLOT



THE PROPERTY

Nestled in the charming area of Hambrook Lane, Stoke Gifford, Bristol, this delightful semi-detached family home offers a perfect blend of comfort and modern living. Built between 1950 and 1959, the property has been thoughtfully extended to the rear, providing ample space for family life. Spanning an impressive 1,234 square feet, the home features two inviting reception rooms, ideal for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of a busy household. One of the standout features of this home is the large detached garage, which can serve as a gym or additional storage space, providing versatility to suit your lifestyle.

Step outside to discover a stunning south-facing garden, set on a generous 0.16 acres. This outdoor oasis includes a charming koi pond, perfect for tranquil moments spent in nature. The raised composite deck, accessible from the living room, is adorned with a stylish glass balustrade, creating an elegant space for alfresco dining or simply enjoying the sunshine.

This property is not just a house; it is a home that offers a wonderful opportunity for family living in a sought-after location. With its spacious interiors, beautiful garden, and convenient amenities nearby, this semi-detached residence is sure to appeal to those seeking a comfortable and inviting place to call their own.

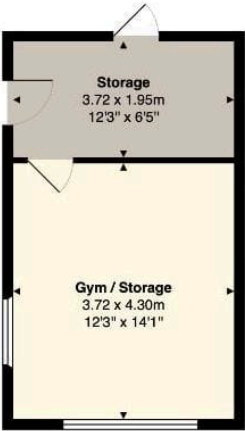
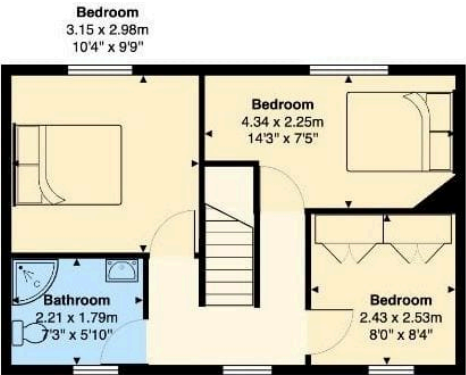


ACCOMMODATION

PORCH	1.88m x 0.94m
HALL	1.43m x 1.06m
KITCHEN BREAKFAST ROOM	2.91m x 4.86m
LIVING ROOM	3.34m x 4.86m
SITTING ROOM	6.23m x 2.54m
BEDROOM ONE	4.34m x 2.25m
BEDROOM TWO	3.15m x 2.98m
BATHROOM	2.21m x 1.79m
BEDROOM THREE	2.43m x 2.53m
GARAGE / GYM / STORAGE	3.72m x 6.25m
REAR GARDEN	
COMPOSITE DECKING AREA	4.50m x 4.41m

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,234 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND B
EPC RATING	65 · POTENTIAL 80

FLOORPLAN



Hambrook Lane, Stoke Gifford, BS34 8QB

Total Area: 114.7 m² ... 1234 ft² (excluding composite deck)

All measurements are approximate and for display purposes only





Ashton Jones

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 52 Filton Road, Horfield, Bristol, BS7 0PB. 0117 935 4565. The Property Ombudsman, membership D03828.
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