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CARDIFF

VALE

CAERPHILLY

BRISTOL



Hambrook Lane

STOKE GIFFORD



This has been our family home for the last 35 years, we have loved living here and have enjoyed the outside space with the views for many years, unfortunately the garden and the house are too large for my mother to maintain on her own these days.

Comments by Ms Olivia Melville-Brown

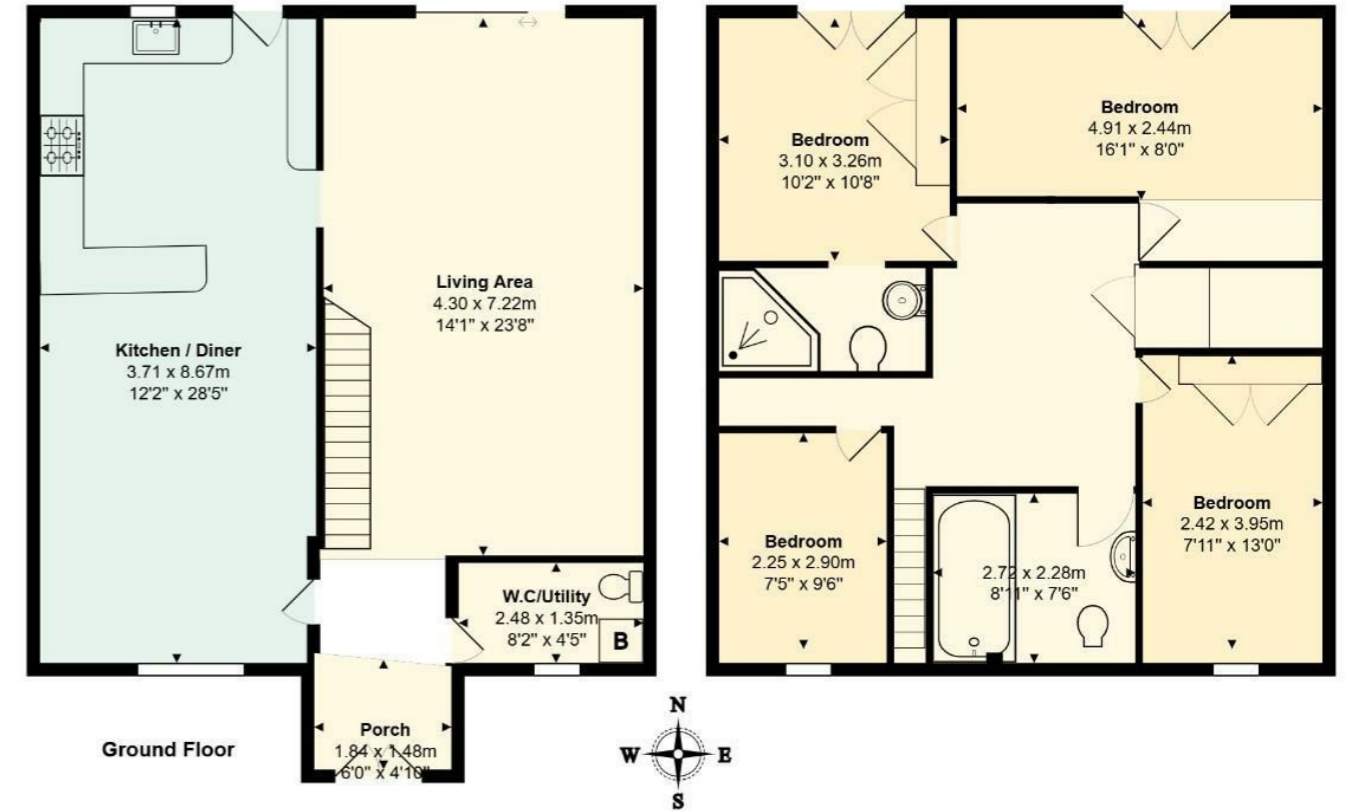


Property Specialist
Ms Olivia Melville-Brown
 Branch manager

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22, Hambrook Lane, Stoke Gifford, BS34 8QB



All measurements are approximate and for display purposes only

Total Area: 76.3 m² ... 822 ft² (excluding living area, kitchen / diner)

Perfect home for a growing family.

Comments by the Homeowner





Hambrook Lane

Stoke Gifford, Bristol, BS34 8QB

Offers In Excess Of

£450,000



4 Bedroom(s)



2 Bathroom(s)



1334.00 sq ft



Contact our
Property Outlet Branch

0117 935 4565

Nestled in the serene surroundings of Hambrook Lane, Stoke Gifford, Bristol, this splendid four-bedroom detached house offers a perfect blend of comfort and elegance. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The large living area is particularly inviting, creating a warm atmosphere for family gatherings or quiet evenings at home.

One of the standout features of this home is its generous garden, which not only offers lovely views but also serves as a tranquil retreat for outdoor activities or simply enjoying the beauty of nature. Additionally, the property includes charming Juliet balconies that enhance the aesthetic appeal and allow for delightful views of the surrounding area.

With two well-appointed bathrooms, this house ensures convenience for families or guests. The off-road parking adds to the practicality of the property, making it easy to come and go without the hassle of street parking.

Situated in a quiet location, this home provides a peaceful environment while still being conveniently close to local amenities. Whether you are looking for a family home or a place to entertain, this property is sure to impress with its spacious layout and picturesque surroundings. Do not miss the opportunity to make this lovely house your new home.



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Porch 4'11" x 5'11" (1.50 x 1.81)

Living Room 14'0" x 23'0" (4.29 x 7.02)

Kitchen/Diner 10'4" x 27'10" (3.17 x 8.49)

Utility Room 7'7" x 5'2" (2.32 x 1.60)

Bedroom One 7'4" x 9'6" (2.25 x 2.92)

Bedroom Two 8'0" x 12'11" (2.44 x 3.95)

Bedroom Three 12'0" x 10'7" (3.67 x 3.25)

Bathroom 8'7" x 6'9" (2.63 x 2.06)

Bedroom Four 12'1" x 10'8" (3.70 x 3.26)

En-Suite 7'5" x 5'11" (2.27 x 1.82)

Tenure

Freehold

Driveway

Council Tax Band

Band B

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 