



47 Lawrence Grove, Henleaze, BS9 4EL
Guide Price £795,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

47 Lawrence Grove, Henleaze, BS9 4EL

Goodman & Lilley are delighted to offer to the market place this spacious 1920's semi-detached five bedroom family home situated in one of Henleaze's most popular groves, within level approach of Henleaze High Street and the sought after Henleaze Infant & Junior Schools.

This superb family home is constructed of rendered and white washed exterior elevations set under a pitched tiled roof and boasts spacious accommodation over two floors which briefly comprises a sizeable 20ft entrance hall, sitting room, dining room, breakfast room and a kitchen to the ground floor, with all five bedrooms (master with en-suite) the family bathroom and separate WC to the first floor. There is also potential, subject to planning consent, of converting the loft space to provide further accommodation.

Further benefits include a fantastic child friendly and level 75ft rear garden, 29 ft double length garage, driveway and it's close proximity to both Henleaze Schools and the independent shops, cafes and further amenities which are found on Henleaze High Street.

Call, Click or Come in and visit our experienced sales team- 0117 2130777/ henleaze@goodmanlilley.co.uk

Local Authority: Bristol City Council Tel: 0117 922 2000

Council Tax Band: F

Services: Mains Gas, Water, Drainage and Electric.

- 1920's Semi Detached House
- c 2300 sq ft
- Superb Henleaze Location
- Five Bedrooms
- Master En Suite
- Three Reception Rooms
- Wonderful Gardens
- Driveway
- 29ft Double Length Garage
- Henleaze Schools Catchment

Entrance Hall

Wonderful period hall with stairs to the first floor, generous under stairs cupboard, radiator, panelled doors to:

Sitting Room

16'9 x 15'3

A generous main reception room with double glazed bay window to the front, radiator, fireplace.

Dining Room

14'11 x 14'3

With bay window and double doors to the rear, radiator.

Breakfast Room

15'5 x 8'11

Double glazed window to the rear, fitted storage to recesses, radiator and door to the kitchen.

Kitchen

12'4 x 6'10

Fitted units with sink and a gas cooker point, window and door to rear garden.

Outside Wc / Storage

Accessed from the rear garden can be found a wc and separate storage room.

First Floor

Landing

A split leveled landing, loft access, built in airing cupboard/storage and doors to all bedrooms.

Bedroom 1

17'2 x 13'5

Double glazed window to the front, radiator, door to en suite.

En Suite

Fitted with a modern white suite including shower, basin with extractor.

Bedroom 2

15'11 x 10'10

Double glazed window to rear, radiator, fireplace, vanity unit built in storage.

Bedroom 3

14'7 x 10'2

Double glazed window to the front, radiator.

Bedroom 4

14'2 x 10'2

Double glazed window to the rear, radiator.

Bedroom 5

11'2 max x 10'0

Double glazed window to the front, radiator, fitted in cupboard.

Bathroom

Fitted bathroom suite with panelled bath and wash hand basin, windows to rear, radiator.

Separate WC

Useful separate wc with fitted low level wc and wash hand basin.

Outside

Front Garden

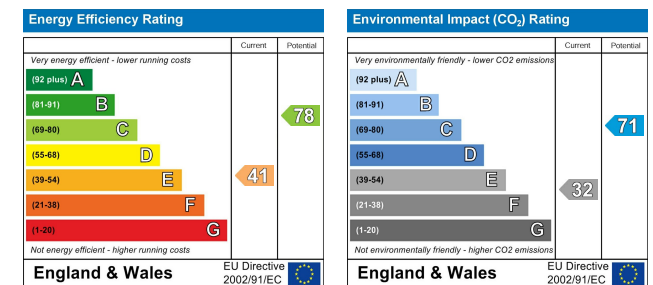
Setting the house back from the street with driveway.

Rear Garden

A wonderful space with generous lawns and mature shrubs, fully enclosed by fencing.

Double Garage / Parking

Driveway parking providing access to the garage which measures 29'6 by 10'0 with double doors to the front and rear, windows to the side and housing the freestanding boiler providing gas central heating to the property. Gated side access to rear garden.



Bristol

156 Henleaze Road, Henleaze

Bristol, BS9 4NB

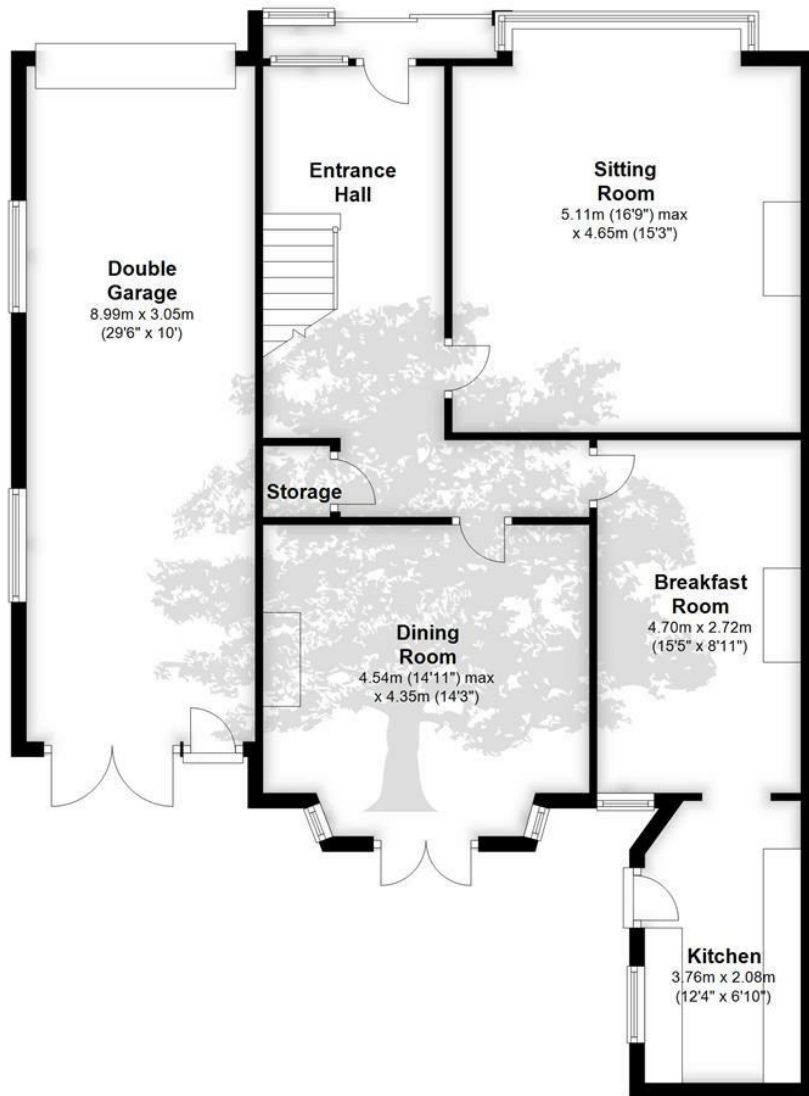
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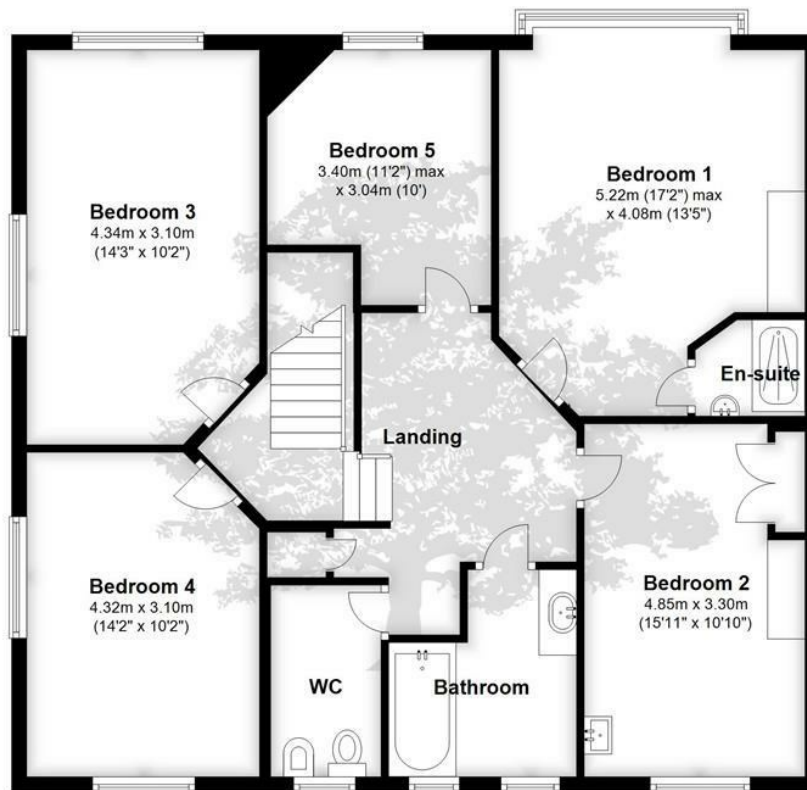
Ground Floor

Approx. 109.4 sq. metres (1177.8 sq. feet)



First Floor

Approx. 100.4 sq. metres (1080.5 sq. feet)



Total area: approx. 209.8 sq. metres (2258.3 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.