



An attractive and well-proportioned 4 bedroom (3 doubles and 1 single), 2 reception room 1930's semi-detached family home located in a prime location, close to the Stoke Lane shops and Elmlea Junior School. Further benefiting from off road parking, a single garage and a 48ft x 30ft lawned rear garden.

Guide Price £639,950

Richard Harding

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

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124, Whiteladies Road, Clifton, Bristol, BS8 2RP





32 Barley Croft, Westbury-on-Trym, Bristol, BS9 3TF

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- Balanced and well-proportioned accommodation arranged over two floors.
- Located in a highly sought after location within just 300m of Elmlea Junior School and the reference point for admissions to Bristol Free School (secondary). Also within a short level stroll of the shops and cafes of Stoke Lane.
- Ground Floor: wide central entrance hall, bay fronted sitting room, reception/dining room accessing the rear garden, 14'4" x 13'9" kitchen/breakfast room, cloakroom/wc and integral garage.
- First Floor: spacious landing with original feature arched window, 3 double bedrooms, a single bedroom, family bathroom and a separate cloakroom/wc.
- A welcoming, traditional family home in a lovely location.

Route to the property: From our office at 124 Whiteladies Road continue up to the top of Blackboy Hill and then turn right onto Westbury Road and left at the White Tree roundabout into Parry's Lane. Continue down taking the fourth turning into Reedley Road. Take the first left into Oakhurst Road and follow the road turning left into Barley Croft, no.32 can be found approx. 100 yards down on the left hand side.



GROUND FLOOR

APPROACH: via driveway leading beside the front garden to the covered entrance and front door to the property.

ENTRANCE HALLWAY: wide entrance hallway with wooden flooring, wood panelled walls, radiator, doors leading off to sitting room, family/dining room, kitchen/breakfast room & separate w/c. Staircase rises to the first floor landing.

SITTING ROOM: (front) (13'9" x 12'0" max) (4.19m x 3.66m) bay fronted sitting room with double glazed windows to front, picture rail, cast iron fireplace with wooden surround and mantle over, slate hearth, wall lights and radiator.

DINING ROOM: (rear) (15'1" x 12'0" max) (4.60m x 3.66m) picture rail, 2 radiators, glazed sliding double doors open onto the raised patio area and rear garden.

KITCHEN/BREAKFAST ROOM: (14'4" max x 13'9") (4.37m x 4.19m) light and airy kitchen/ breakfast room with large window to rear elevation overlooking the rear garden, kitchen comprising of base and wall level units, rolled edge worktop over, inset sink with drainer unit, part tiled walls, space and plumbing for washing machine and dishwasher, space for electric oven with gas hob, extractor above, integrated fridge/freezer, door to side opening to side access pathway to rear garden and front of the property. Space for dining table and further windows to side.

CLOAKROOM/WC: low level wc, pedestal wash hand basin, window to side, door to understairs cupboard, housing fuse boxes and storage space.



FIRST FLOOR

LANDING: stairs lead up from the ground floor with a halfway landing and beautiful original arched window with inset stained glass to side elevation, providing ample light into the spacious landing. Doors lead off to bedroom 1,2,3, 4/study, separate wc and bathroom. Storage cupboard housing hot water tank and loft hatch providing access into the roof space.

BEDROOM 1: (front) (15'4" max x 11'11") (4.67m x 3.63m) large double glazed window to front elevation, picture rail, built in wardrobe to alcove, radiator.

BEDROOM 2: (rear) (15'0" x 11'11" max) (4.57m x 3.63m) large window to rear elevation with garden views, picture rail, built in wardrobe to alcove, radiator.

BEDROOM 3: (rear) (13'9" x 9'8") (4.19m x 2.95m) window to rear elevation offering views of the garden, picture rail, radiator.

BEDROOM 4/STUDY: (front) (13'4" x 5'8" max below sloping ceilings) (4.06m x 1.73m) double glazed window to front elevation and a radiator.

BATHROOM: (7'3" x 6'6" max) (2.21m x 1.98m) coloured suite comprising panelled bath, pedestal wash hand basin, separate shower enclosure, part tiled walls, wall mounted cupboard, frosted window to side elevation and a radiator.

SEPARATE WC: low level wc, frosted window to side elevation.

OUTSIDE

FRONT GARDEN: lawned garden with flower borders containing shrubs and brick boundary walls.

REAR GARDEN: (48ft min x 30ft max) (14.63m x 9.14m) level garden mainly laid to lawn with borders surrounding, 2 fir trees and an apple tree. There is a paved area closest to the house with path leading to side entrance of the kitchen, raised paved area closest to the family/dining room ideal for entertaining.

OFF STREET PARKING: driveway provides off street parking for at least one vehicle

INTEGRAL GARAGE: (15'6" x 8'0") (4.72m x 2.45m) up and over door, power, door opens to the side access of the house.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

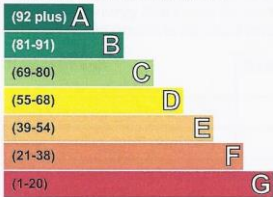
TENURE: it is understood that the property is freehold. This information should be checked by your legal adviser.

PLEASE NOTE:

1. As from the 1st April 2018 there will be a requirement for any properties rented out in the private rented sector to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations will come into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption [eg the building is Listed]. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements.
2. The photographs may have been taken using a wide angle lens.
3. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
4. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
5. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
6. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
7. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
8. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Energy Efficiency Rating

Very energy efficient - lower running costs



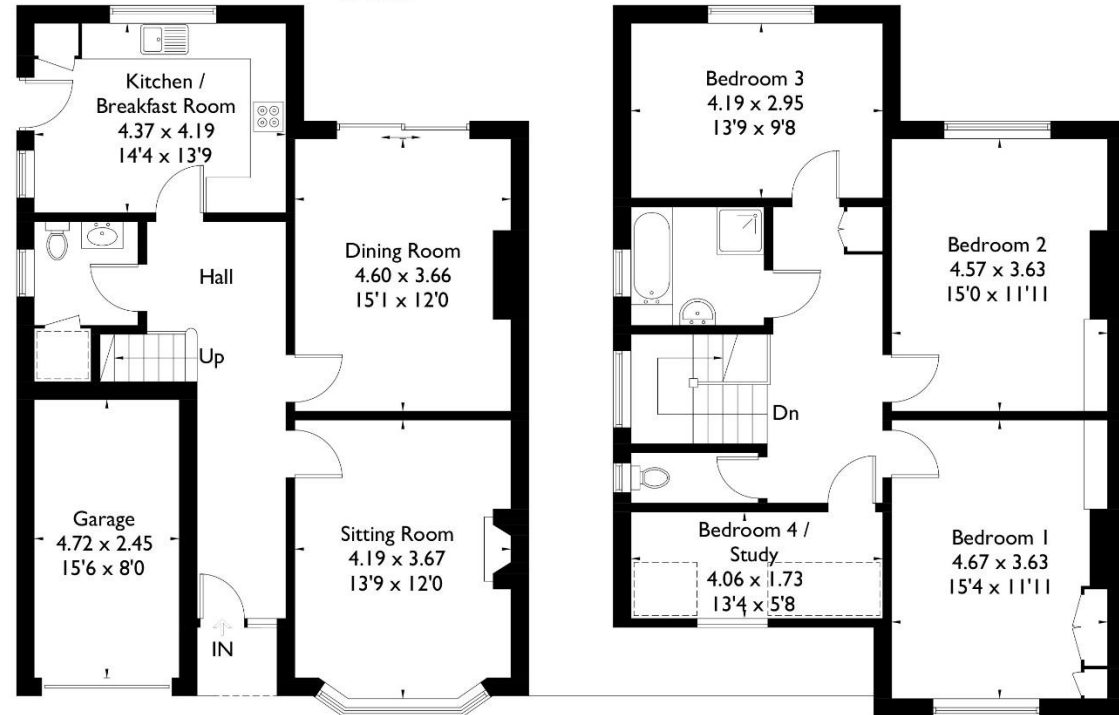
Current	Potential
43	81

If you intend to rent out this property now or in the future, please note point 1 of the Important Remarks section overleaf.

32 Barley Croft, Westbury-on-Trym, Bristol, BS9 3TF

Approximate Gross Internal Area = 145.8 sq m / 1569 sq ft
 Garage = 11.5 sq m / 124 sq ft
 Total = 157.3 sq m / 1693 sq ft

= Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

Illustration for identification purposes only. Not to scale
 Ref: 203413



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