



5 Wimbleton Road, Henleaze, Bristol, BS6 7YA

Guide price £699,000

**maggs
+ allen**

estate agents

WIMBLEDON ROAD, BRISTOL, BS6 7YA

Located on a favoured position with direct views over sports fields, on the popular Wimbledon Road in Henleaze is this impressive five-bedroom family sized home. This improved 1930s property benefits from an abundance of character and enjoys generous room proportions throughout. Well balanced accommodation, with the downstairs offering a spacious kitchen that opens onto a dining area with log burner and then conservatory, separate sitting room, downstairs W.C. To the first floor, there are four bedrooms and a stylish family bathroom, whilst the loft has been converted to create a great double bedroom with en-suite cloakroom and an open view of the YMCA cricket field. Additional benefits include lean too log store, garage with power and light and a lovely westerly facing garden with direct access to the YMCA cricket field. The fields not only provide a fantastic view from the rear of the house but allows residents of Wimbledon Road their own access to an expansive and protected recreational space, ideal for all ages.

Location

Henleaze is a highly desirable and sought after location close to the wide range of amenities on Coldharbour Road, North View, Henleaze Road and Gloucester Road. There are coffee shops, a Waitrose supermarket and a cinema, as well as a local butchers and fishmongers. Within proximity are a host of schools both primary and secondary, state and independent. Redland Green School is approx 1,182m away and Henleaze Infant and Junior Schools are approx 300m. There are also local transport links to the City Centre and the motorway networks.

Directions

From our office in Henleaze proceed along Linden Road and turn left at the Coldharbour Road traffic lights. Proceed along Coldharbour and on to Kellaway Avenue. Proceed along Kellaway Avenue and through the first set of traffic lights and then take the next left onto Phoenix Grove. Wimbledon Road is the second turning on your right hand side.

Room Sizes

Kitchen 9'3 x 8'9

Dining Room - 13'5 x 11'5

Study 10'0 x 8'11

Sitting Room 15'3 x 13'5

Conservatory 9'11 x 8'11

Bedroom One 15'5 x 12'7

Bedroom Two 13'7 x 11'5

Bedroom Three 18'7 x 7'0

Bedroom Four 10'0 x 8'11

Bedroom Five 19'4 x 11'10



Guide Price: £699,000

Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: E

Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

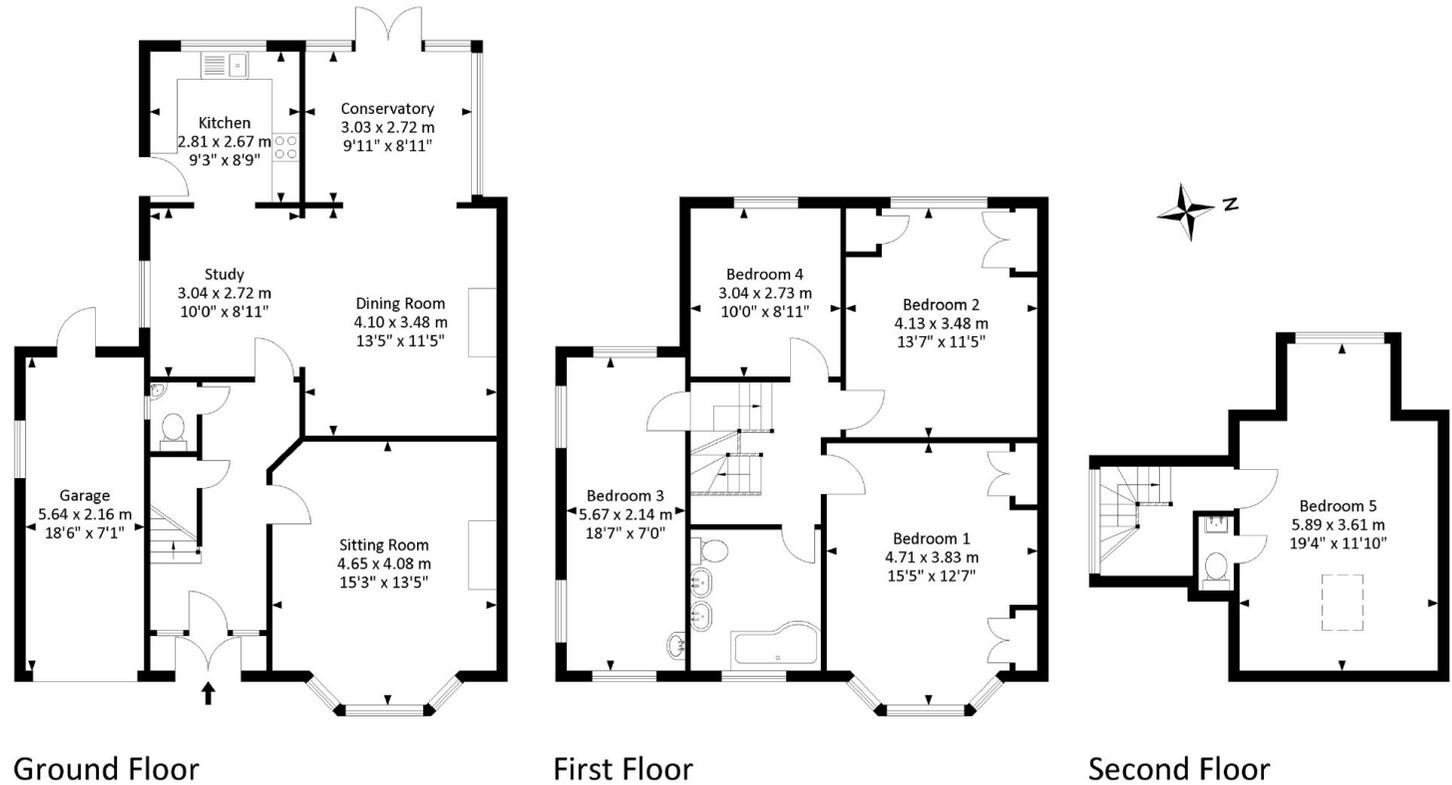
Viewing: By appointment only.

Our Office: 0117 949 9000

Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

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Approx. Area 1850.10 Sq.Ft - 171.90 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	77
	49

England & Wales EU Directive 2002/91/EC

- A 1930's semi-detached family home
- 5 Bedrooms
- Open plan kitchen/diner

- Rear garden backs onto YMCA cricket field
- Conservatory
- Garage



0117 949 9000 | agency@maggsandallen.co.uk
60 Northumbria Drive, Henleaze, Bristol, BS9 4HW | www.maggsandallen.co.uk



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