



3 BIBURY CRESCENT,  
HENLEAZE, BS9 4PP

---

**GOODMAN  
& LILLEY**







# 3 BIBURY CRESCENT

HENLEAZE BS9 4PP

GUIDE PRICE  
£795,000

A superbly presented and recently extended 1930's four bedroom family home with generous accommodation driveway parking and wonderful rear garden. Situated on a popular road in Henleaze, conveniently located to a wide range of shops and amenities available on Henleaze High Street, the Gloucester Road and in Westbury-on-Trym village.

This is a superb family home should be viewed at your earliest convenience to avoid disappointment. Call, Click or Come in and visit our experienced sales team to book your viewing.

## Summary

The accommodation is arranged over two floors and briefly comprises; a welcoming entrance hall, downstairs cloakroom, sitting room, a wonderfully extended open plan living area with fitted kitchen, utility room and a home office to the ground floor, with all four bedrooms, master bedroom with en suite shower room and a modern family bathroom to the first floor. Further benefits include double glazing, gas fired central heating, generous rear garden and driveway parking.

## Location

Henleaze is a highly desirable and sought after area with a wide range of amenities including coffee shops, a Waitrose supermarket and a cinema. Within proximity are a host of schools both primary and secondary, state and independent. There are good links to the M4/M5 motorway networks and rail services are available from Bristol Temple Meads and Bristol Parkway stations which serve the country nationwide.

## Accommodation

Please see the floorplan for room measurements.

## Ground Floor

### Entrance Hallway

A welcoming space with stripped exposed floorboards, stairs rising to the first floor, radiator and doors to:

### Downstairs Cloakroom/WC

Fitted with a toilet and sink.

## Sitting Room

A good sized sitting room with double glazed bay window to the front aspect, picture rails and radiator.

## Home Office

Being part of the side extension an ideal home office with double glazed window to the front and radiator.

## Open Plan Living Room

A wonderful light open plan area with two large windows and sliding doors out to the rear and ample space for kitchen, dining and sitting areas. Stripped exposed floorboards throughout, a superbly fitted kitchen area with quality work surfacing, a large central island, sink, and integrated appliances. Feature door to the utility room.

## Utility Room

The utility has fitted units, work surfacing, sink, tiled surrounds and fitted flooring. Double glazed door to the side.

## First Floor

### Landing

With doors to rooms and loft aspect.

### Master Bedroom

Two double glazed windows to the front elevation, radiator and door to an en suite shower room.

## En Suite Shower Room

Fitted with a quality suite comprising walk in shower cubicle with glass screen, sink and low level wc, tiled surrounds, double glazed window to the side and radiator.

## Bedroom Two

The original main bedroom of the house with great proportions, double glazed bay window to the front and radiator.

## Bedroom Three

The third good sized double bedroom with double glazed window to the rear over looking the garden, radiator.

## Bedroom Four

Double glazed window to the rear again looking out across the garden, radiator, currently used as the second home office.

## Family Bathroom

Fitted with a modern white suite comprising bath with shower fitted over, low level wc and wash basin. Double glazed window to the rear, tiled surrounds and radiator.

## Outside

### Front Garden

The front garden has been improved to now offer an attractive driveway with parking for two cars, a shrub and tree bed and gated side access to the rear garden.

## Rear Garden

A generously sized rear garden facing a south easterly direction with patio and extensive lawns, fully enclosed.



- Superbly Presented Extended Family Home
- Master Bedroom with En Suite
- Generous Rear Garden
- Located on a Popular Henleaze Road
- Wonderful Open Plan Living Area
- Driveway Parking
- Four Bedrooms
- Downstairs Cloakroom / Utility Room



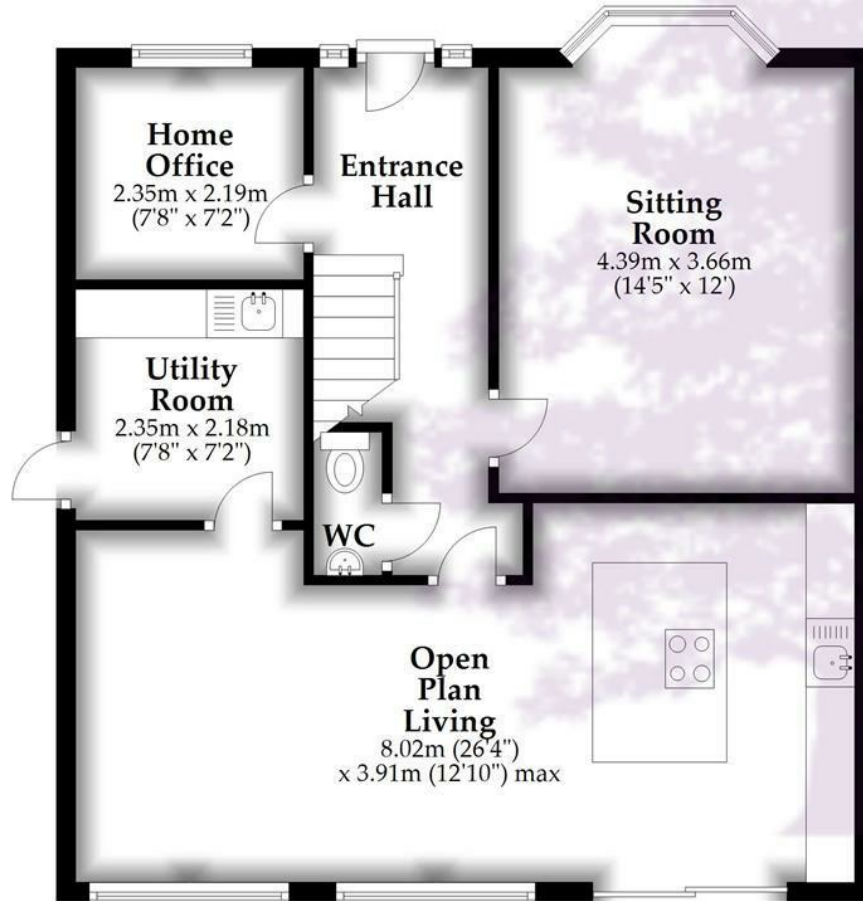


GOODMAN  
& LILLEY



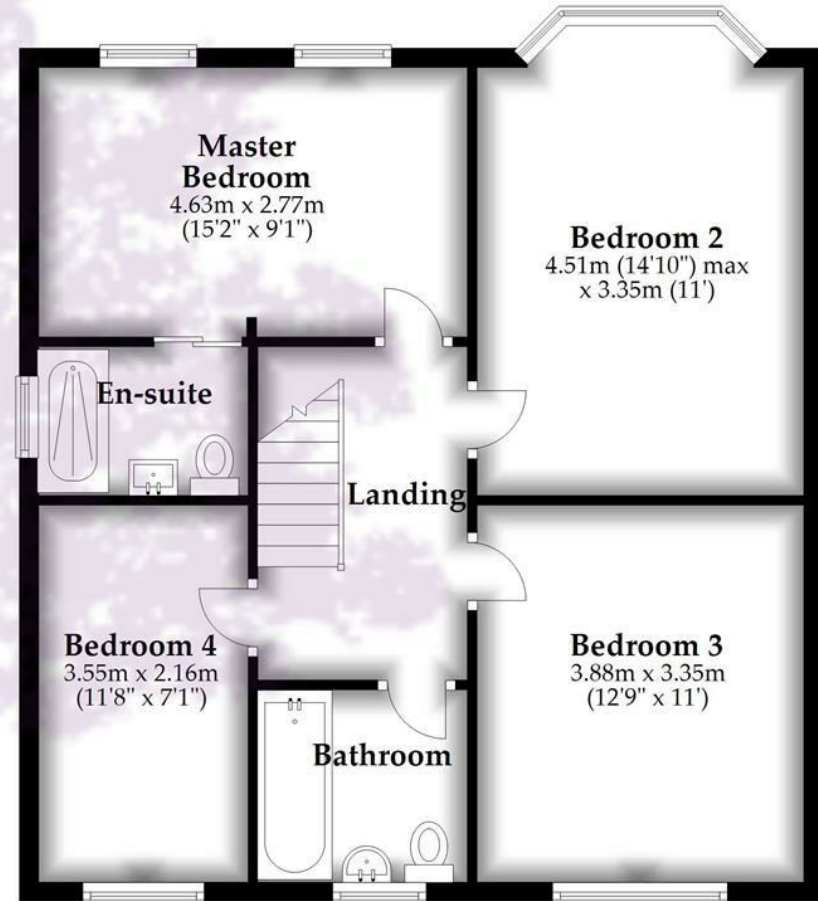
### Ground Floor

Approx. 71.5 sq. metres (769.4 sq. feet)



### First Floor

Approx. 66.1 sq. metres (711.7 sq. feet)



Total area: approx. 137.6 sq. metres (1481.1 sq. feet)

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.

Plan produced using PlanUp.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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 & 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.



rightmove 

Zoopla