



174 REDLAND ROAD,  
REDLAND, BS6 6YG

---

**GOODMAN  
& LILLEY**







# 174 REDLAND ROAD

REDLAND BS6 6YG

GUIDE PRICE  
£890,000

A deceptively spacious (over 2500 sq ft) and truly impressive four / five bedroom Edwardian family home full of features, in a wonderful Redland location with flexible accommodation set over three stories having further possible lower ground floor rooms subject to conversion and with a beautiful south facing rear garden and four car driveway parking.

A house of this nature and in such a popular area is not likely to be on the market for long. Contact one of our property specialists to arrange your viewing today.

## Location

Situated in an enviable location, high up in Redland close to Durdham Downs and within just 600 metres of the highly regarded Redland Green School. Within a short stroll of Whiteladies Road with its multitude of cafes, restaurants and bus connections. Redland Green Park and Tennis Club are also nearby, as are Waitrose Supermarket and Westbury Park Primary School (circa 700 metres).

## Summary

The generous accommodation is set over two floors and offers an attractive entrance through feature a leaded glazed entrance door to a generous hallway with high ceilings, stairs to all floors and doors to all ground floor rooms. There are three generous reception rooms, a downstairs cloakroom and a modern kitchen / breakfast room on this floor and four bedrooms plus a bathroom to the first floor. Further potential to convert the roof space. Stairs from the ground floor lead to the basement floor below that has potential to be converted and comprising a workshop/utility room, and three other rooms with differing head height levels, with access out to the rear garden. Further benefits include wonderful views from the rear across Redland into the city and a landscaped south facing rear garden.

## Accommodation

Please see the floorplan for room measurements.

## Ground Floor

### Entrance Porch

With period tiled floor and feature leaded glazed entrance door providing access to the hallway.

- Deceptively Spacious Edwardian Home
- Excellent Redland Location
- South Facing Rear Garden
- Brick Paved Driveway Parking

## Entrance Hallway

Stairs to all floors, picture rails and doors to all rooms.

## Sitting Room

Of generous proportions with large feature double glazed leaded bay window to the front, coving to the ceiling, tiled fireplace.

## Dining Room

An equally generous second reception with double glazed doors to the rear garden and having roof top views down across the city and a feature tiled fireplace with surround.

## Kitchen / Breakfast Room

A fitted kitchen with wall and base units, work surfacing over, inset sink unit with mixer tap, fitted range cooker, space for fridge / freezer, tiled effect floor, and ample light from three double glazed windows. Door to the rear garden.

## Reception Three / Bedroom Five

An extended third reception room with flexible use, (potential fifth bedroom if required) with double glazed bay window to the front and double glazed window to the rear plus door providing separate access.

## Downstairs Cloakroom

With WC and wash basin window to the side.

## First Floor

## Landing

Light and spacious with feature leaded window to the side aspect, loft access (potential space to extended into the roof space subject to planning) and doors to:

### Bedroom One

Double glazed window to the front aspect, picture rails, fitted wardrobe, and vanity unit with sink. .

### Bedroom Two

Double glazed window to the rear with superb views, picture rails.

### Bedroom Three

Double glazed window to the front elevation, round window to the side, picture rails and fitted wardrobe.

### Bedroom Four

Double glazed window to the rear elevation again with superb city views, picture rails, currently used as the home office, with airing cupboard.

## Bathroom

Fitted with panelled bath and wash basin, window to the side.

## Shower Room

Fitted with corner shower unit, wash basin and WC, window to the side.

## Basement

Access from the main entrance hallway. The basement consist of four rooms with differing head heights, measurements on the floorplan.

## Utility / Workshop

The one room used at present is used for a utility room with a window to the side, plumbing for washing machine, fitted sink, wall mounted gas boiler and a door to the rear garden.

## Outside

### Front Garden

Brick paved to provide ample driveway parking and access to the entrance door.

### Rear Garden

The rear garden facing a southerly direction enjoys the sun all day long and offers a good sized lawn and a patio area with side access and borders.



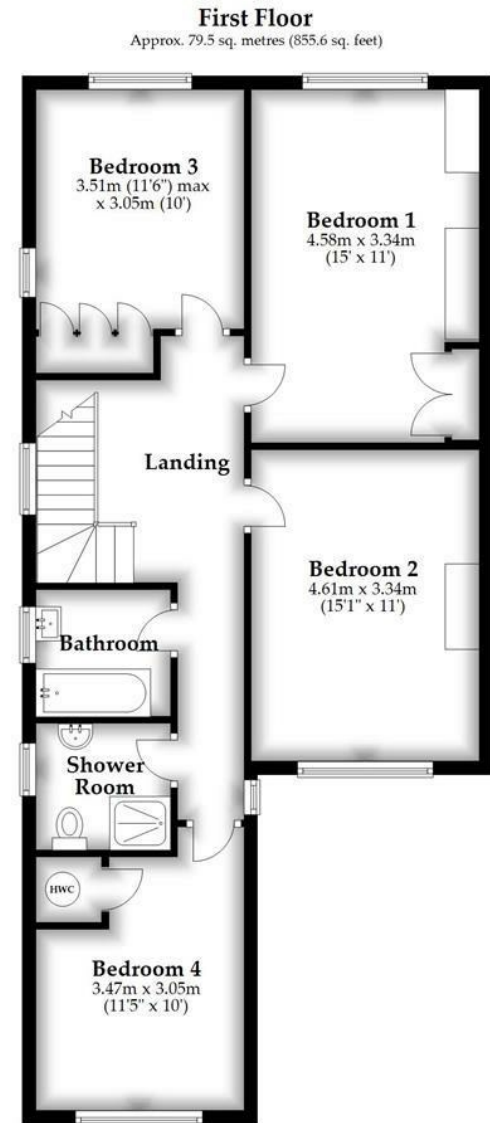
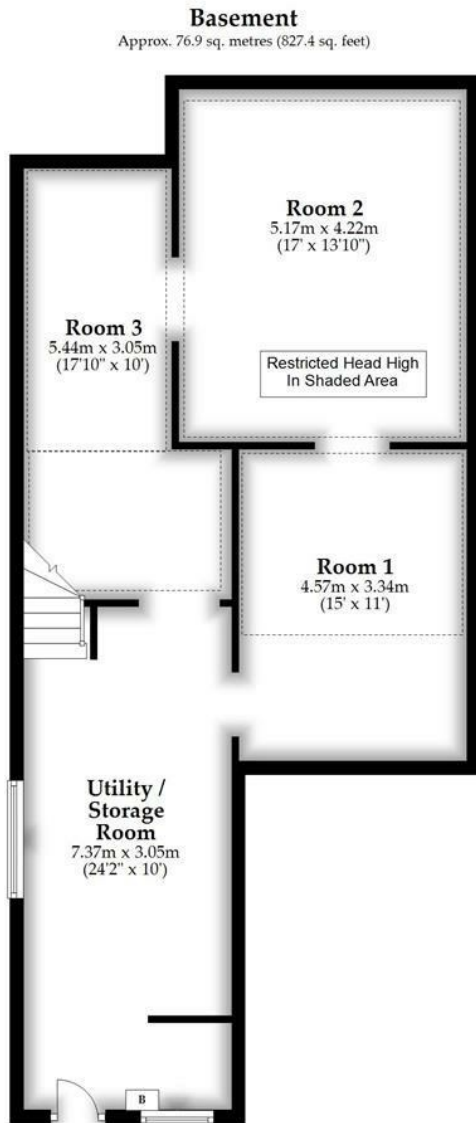
- Within 800m of Redland Green School
- Four/Five Bedrooms





GOODMAN  
& LILLEY





Total area: approx. 259.9 sq. metres (2797.7 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