



2 BRECON ROAD,  
HENLEAZE, BS9 4DT

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**GOODMAN  
& LILLEY**







# 2 BRECON ROAD

## HENLEAZE BS9 4DT

# OFFERS IN EXCESS OF £1,299,950

A handsome 6 bedroom Edwardian semi detached family residence (over 2,500 sq ft) situated on a highly regarded road in Henleaze, adjacent to Durdham Downs, Henleaze high street and also within walking distance to Henleaze Road & North View shops. Excellent local independent and state schools such as Redmaids, Badminton, Elmlea and Bristol Free school are all also in close proximity.

This is a wonderful family home in a sought after position and we highly recommend a viewing at the first opportunity.

### Summary

When entering the property from a generous porch you are greeted by a spacious and welcoming entrance hall with period doors to the principle reception rooms and a delightful central staircase rising to the upper floors. The ground floor boasts three sizable reception rooms flooded with light from the large sash windows. There is a large extended open plan kitchen/dining/family room which really is the hub of the house with various windows / doors out to the wonderful rear garden with access to a downstairs cloakroom WC and a utility area.

The upper floors enjoy a fantastic layout with a large first floor landing offering three of the six bedrooms, including a large master bedroom with excellent front outlook and en suite shower room having jack and jill doors. The second floor has three further bedrooms and a quality bathroom. There is driveway parking for two cars to the front of the house and a good sized south facing landscaped family friendly rear garden.

### Location

Close to the highly sought after and popular Henleaze Road which includes a wide array of shops suitable for everyday living. Westbury on Trym village nearby also includes a further array of shops, restaurants and hostelleries. There are a myriad of schools, both state and independent, primary and secondary close by. For sporting endeavours there are golf courses and health & leisure clubs and for recreation Durdham Downs has 400 acres of parkland. The A4018 runs nearby and is the main arterial road serving Bristol's commercial centre, as well as the motorway networks, M4 and M5. There are regular rail services available from Bristol Parkway and Temple Meads. National European and some long haul flights are available from Bristol Airport approx 12 miles distant.

Henleaze High St 175 yards, Durdham Downs 1,400 yards, M5 Junction 17 3.6 miles, Temple Meads 3.7 miles, Bristol Airport 10.6 miles. (Distances approximate)

### Accommodation

#### Ground Floor

##### Entrance Porch

Accessed via the front garden with direct access to the rear garden and feature stained and leaded entrance door to the house.

##### Entrance Hallway

An inviting and spacious entrance hallway with feature leaded glass work, part feature tiled floor, coved ceiling, staircase with balustrade, a range of storage cupboards, doors to principle reception rooms.

##### Sitting Room

20'11 x 15'7  
A wonderfully sized main reception room with bay and additional sash window to the front aspect, stripped floorboards, feature open fireplace, period cornice and central rose to ceiling.

##### Extended Open Plan Living Area

Extended to the rear and comprising three areas, a family room, dining room and kitchen.

##### Family Room

13'9 x 12'3  
Door from the entrance hall with fitted log burner, and feature cornice to the ceiling. Opening into the dining area.

##### Dining Area

20'11 x 11'9  
Occupying the extended part of the house with windows and doors out to the rear garden, tiled floor with underfloor heating, roof lights, inset spot lighting, opening into the kitchen and with door to the utility room.

### Kitchen

13'9 x 8'8  
Fitted to an exceptional standard with quality fittings to include an inset sink, porcelain work surfacing and integrated appliances. Tiled floor, underfloor heating.

### Utility

Fitted wall and base units, work surfaces, inset sink and spaces for white goods. Tiled floor, underfloor heating.

### Downstairs Cloakroom / WC

Fitted concealed cistern wc and wash basin, window to the side.

### First Floor

#### Landing

Stairs continuing to the second floor, doors to:

#### Master Bedroom

20'11 x 15'7  
With bay and additional sash window to the front aspect having an excellent outlook across playing fields, built in wardrobes, Jack and Jill door to en suite shower room.

#### Bedroom Two

13'9 x 12'4  
Sash window to the rear.

#### Bedroom Five

13'9 x 8'10  
Sash window to the rear.

#### Shower Room

With Jack and Jill doors to both the landing and master bedroom and fitted to a high standard with a quality suite comprising walk in shower, concealed cistern wc and wash basin. Window to the side, tiled surrounds.

### Second Floor

#### Landing

Velux window, built in storage, doors to:

#### Bedroom Three

15'8 x 10'2  
Sash window to the front elevation again with outlook over the school playing fields, walk in storage.

#### Bedroom Four

13'11 x 10'3  
Sash window to the rear aspect, walk in storage.

#### Bedroom Six

10'7 x 9'1  
Velux window.

#### Bathroom

Fitted to the same high standard as the shower room on the first floor with fully tiled surrounds, walk in shower, wash basin, concealed cistern wc and bath with feature taps. Velux window and built in airing cupboard.

### Outside

#### Front Garden

The front garden offers gated brick paved driveway parking for two cars and a pathway to the house.

#### Rear Garden

The rear garden having been landscaped by the present owners offers an excellent south facing space comprising wonderfully arranged lawn and patio areas with borders and beds, handcrafted wooden garden outhouse with log store, access to the front via a side porch.

#### Driveway Parking

Two cars at the front of the house.



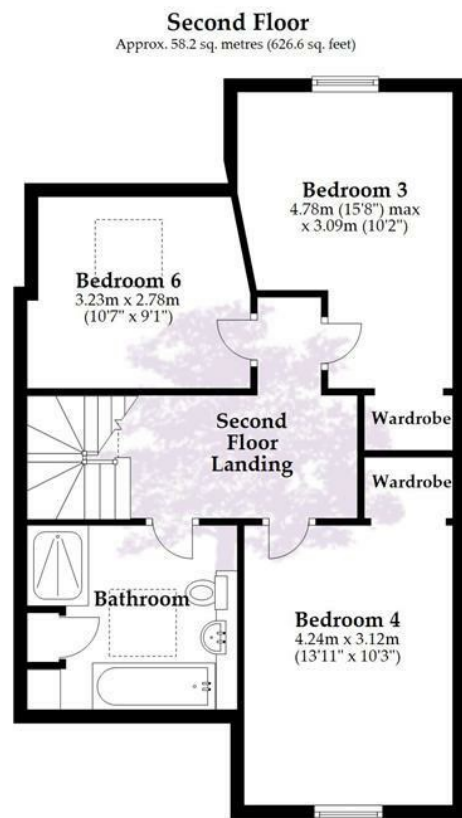
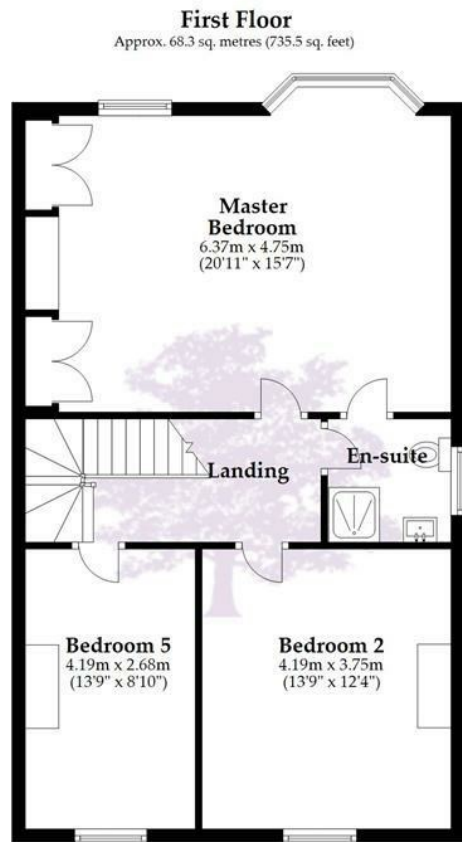
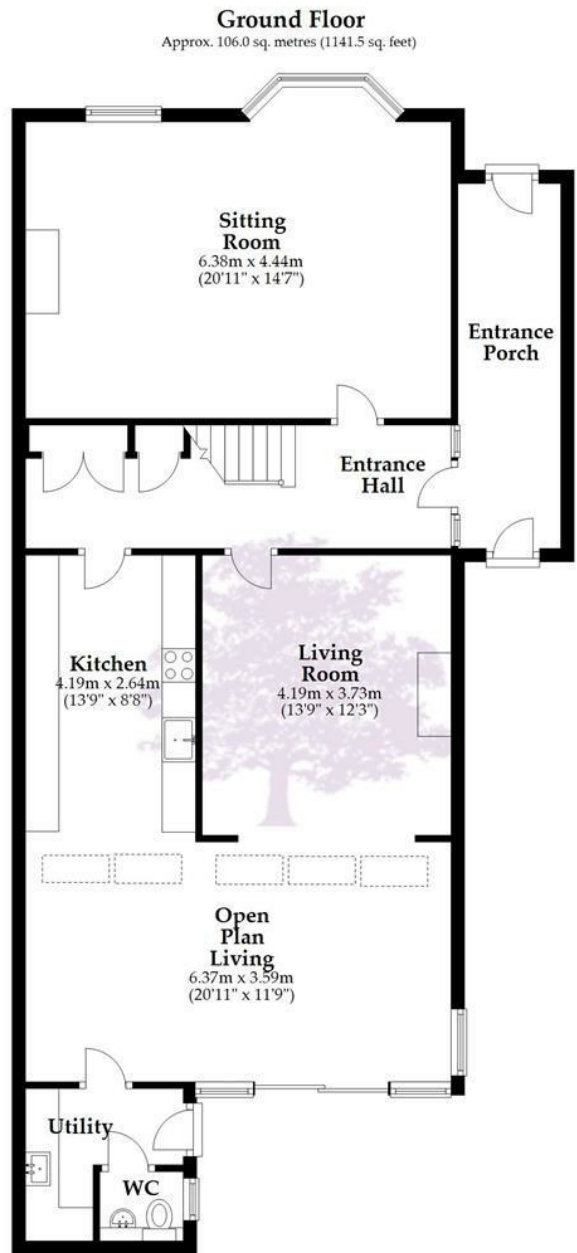
- Superb Period Home
- Quality Fittings Throughout
- Excellent South Facing Landscaped Rear Garden
- Sought After Road in Henleaze
- New Wooden Double Glazed Sash Windows
- Bespoke Shutters
- Six Double Bedrooms
- Two Car Driveway Parking





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Total area: approx. 232.6 sq. metres (2503.5 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



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