



6 CROFT VIEW,
HENLEAZE, BS9 4PT

GOODMAN
& LILLEY







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HENLEAZE BS9 4PT

GUIDE PRICE
£875,000

An exceptional and beautifully refurbished four bedroom, 1930s semi-detached family home, situated at the head of a highly regarded cul-de-sac in the heart of Henleaze.

Located within 800 meters of Henleaze Infant & Primary School and within the Bristol Free School catchment area.

Summary

The current owners have tastefully renovated the property over recent years which has culminated in the sizable and engaging home on offer today. When entering the property you are greeted by a welcoming entrance hall which opens to the playroom/home office and principle sitting room to the front with large bay windows offering light and elevated views complete with fireplace with inset wood burner. The high quality fitted kitchen offers a range of fitted units with island unit with wine fridge, as well as French doors opening to the rear garden sun deck. The kitchen is open plan to the dining room to the rear overlooking the garden and also opens to the adjacent utility room and the downstairs bathroom. There are three bedrooms and a family shower room WC to the first floor with stairs rising from the first floor landing to a highly impressive loft conversion completed in December 2019. The master bedroom this has created has to be the crowning feature to an already highly impressive property with its hidden dressing room behind the bed with his and her sinks, adjacent ensuite with shower cubicle and low level WC, with a feature bath to the front of the room and plenty of eaves storage and wardrobe space.

Outside there is a good sized driveway leading to the garage which has been used as a gym in the past, lawned front garden and a lovely enclosed private rear garden with sun deck adjoining the rear of the house ideal for al fresco entertaining/BBQ with further lawn beyond.

Location

Henleaze Infant and Junior School is just 800 meters away, making it an ideal choice for families. The vibrant Henleaze High Street, with its range of shops, cafes, and restaurants, is only a short walk from the property. Waitrose supermarket is 1.6 km away, and public transport links are easily accessible on foot, providing excellent connectivity to the wider area.

Accommodation

Entrance Hall

Stairs to upper floors, doors to sitting room & play room/home office.

Sitting Room

14'4 x 12

Double glazed bay windows with elevated views to front, fireplace with inset wood burner, radiator, stripped wooden floor boards.

Play Room / Home Office

13'3 x 8'8

To The front of the house.

Kitchen/Breakfast Room

18'10 x 14'7

The high quality fitted kitchen offers a range of fitted units with island unit with wine fridge, as well as French doors opening to the rear garden sun deck. The kitchen is open plan to the dining room to the rear overlooking the garden and also opens to the adjacent utility room and the downstairs bathroom

Utility Room

9'7 x 8'2

Storage, worktop with sink.

Downstairs Bathroom

8 x 7

Modern three piece suite, tiled room, skylight window.

Dining Room

14'3 x 8'9

Stripped wooden floorboards, double glazed window and door to rear garden, open plan to kitchen.

Stairs To First Floor Landing

Doors to first floor accommodation, stairs to second floor loft conversion.

Bedroom 2

14'4 x 12

Double glazed bay windows with attractive elevated views to front, built in wardrobes.

Bedroom 3

14'7 x 11'7

Double glazed window to rear

Bedroom 4

9'5 x 7

Double glazed window to rear.

Family Bathroom WC

Window to front, modern three piece suite.

Stairs To Master Bedroom Suite

The master bedroom this has created has to be the crowning feature to an already highly impressive property with its hidden dressing area behind the bed with his and her sinks, adjacent ensuite with shower cubicle and low level WC, with a feature bath to the front of the room and plenty of eaves storage and wardrobe space.

Outside

Outside there is a good sized driveway leading to the garage which has been used as a gym in the past, lawned front garden and a lovely enclosed private rear garden with sun deck adjoining the rear of the house ideal for al fresco entertaining/BBQ with further lawn beyond.



- Stunning 1930's Home Refurbished To Exacting Standards
- 4 bedrooms, including a beautiful loft conversion with ensuite, free standing bath & dressing area
- 3 reception rooms and separate playroom/office space
- High quality Kitchen/Breakfast Room
- Separate utility room and downstairs bathroom
- Large garage, ample off-street parking and electric car charging station
- Peaceful cul-de-sac location, close to excellent schools
- Attractive South Facing Rear Garden





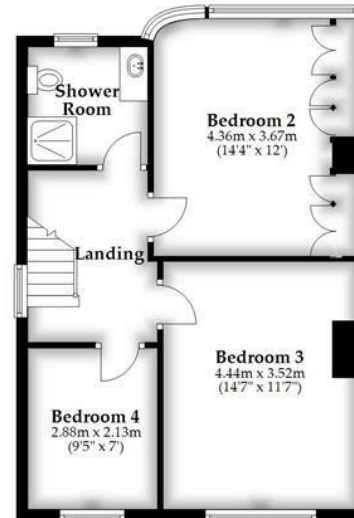
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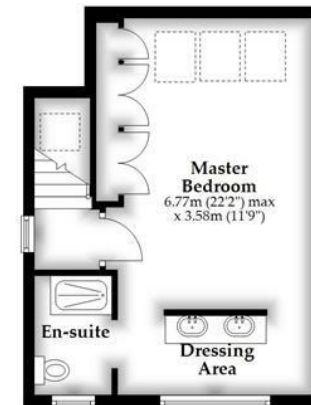
Ground Floor
Approx. 109.7 sq. metres (1180.4 sq. feet)



First Floor
Approx. 51.1 sq. metres (550.0 sq. feet)



Second Floor
Approx. 32.2 sq. metres (346.2 sq. feet)



Total area: approx. 192.9 sq. metres (2076.6 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.

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