



2 HENLEAZE GARDENS,  
HENLEAZE, BS9 4HJ

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GOODMAN  
& LILLEY













# 2 HENLEAZE GARDENS

## HENLEAZE BS9 4HJ

# GUIDE PRICE

## £1,350,000

A handsome 7 bedroom Edwardian family residence (c 3,500 sq ft) with double garage situated on the highly regarded Henleaze Gardens, 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, St Ursula's and Redland Green secondary school are all also in close proximity.

A truly fantastic home set on this corner plot enabling access to both the front and rear of the property, must be seen to be fully appreciated.

### Summary

When entering the property you are greeted by a spacious and welcoming entrance hall with period coving and doors to the principle reception rooms, cellar rooms, a downstairs shower room and a delightful original central staircase rising to the upper floors. The ground floor boasts three sizeable reception rooms flooded with light from the large feature sash windows and all featuring wonderful period fireplaces, there is a separate quality fitted kitchen with access to an adjacent utility room with door providing direct access to the rear garden. A door from the hallway leads down to the cellar which is set as three rooms and offers valuable storage space and perfect hobbies room/workshop if desired. The upper floors boast a superb layout, featuring two mezzanine levels and a spacious first floor landing. The accommodation includes seven well-proportioned bedrooms with two bathrooms and a versatile store room with the potential to be converted if required into an additional bedroom. Outside, the property offers a front garden and a generous, level rear garden perfect for family activities. Additionally, there is a detached double garage at the rear, offering potential for development (subject to planning), providing good space for storage/workshop/gym or parking.

### Accommodation

#### Ground Floor

##### Entrance Vestibule

Accessed from the front garden via the main entrance door with door to a ground floor Shower/WC.

##### Ground Floor Shower Room/WC

Fitted with three piece suite including shower, wash basin and WC, window to the side.

##### Entrance Hallway

Wonderful stained and leaded, part glazed door and windows to an inviting and spacious entrance hallway with radiator, period ornate coving to the ceiling, original period staircase with balustrade, a range of original storage cupboards to the rear, doors with period furniture to principle reception rooms, kitchen and down to cellar rooms.

##### Cellar

A spacious basement with three rooms, power and lighting, with windows to the side and rear.

##### Sitting Room

19'0 x 13'11

A wonderfully sized main reception room with picture rails, coved ceiling, large double glazed sash bay windows to front, radiators, chimney breast with feature period fireplace and living flame gas fire.

##### Dining Room

18'2 x 13'11

Large sash bay window overlooking the rear garden, radiators, chimney breast with beautiful feature fireplace and living flame gas fire, picture rails, coved ceiling.

##### Drawing Room

14'8 x 10'4

Two large sash windows to front aspect, feature fireplace, picture rails, radiator, coved ceiling.

##### Kitchen

13'0 x 11'4

Original dresser with shelving, quality fitted kitchen with Corian work surfacing over, inset sink with mixer tap, integrated appliances, radiator, double glazed window to the rear, door opening to the utility room.

##### Utility Room

Fitted matching units and Corian work surfaces over, sink, integrated appliances, space for American style fridge/freezer, double glazed window and door to the rear garden, towel radiator.

##### Mezzanine Landing

With door to bedroom 3 and further steps up to the main first floor landing.

##### Bedroom Three

13'4 x 11'8

Window to rear, radiator, built in storage cupboard housing the gas boiler, original cast iron period fireplace.

##### First Floor Landing

A superb space with feature coved ceiling, doors to three bedrooms the family bathroom and a separate WC. Stairs rise up to the second mezzanine landing and on to the top floor.

##### Bedroom One

15'7 x 14'4

Two large sash windows to front elevation, coved ceiling, radiator and another period cast iron fireplace.

##### Bedroom Two

15'10 x 13'10

Feature coved ceiling, period cast iron fireplace, two large sash windows to rear overlooking the rear garden, vanity unit with sink, radiator.

##### Bedroom Four

14'3 x 10'7

Feature coved ceiling, period cast iron fireplace, two large sash windows to front aspect, radiator.

##### Bathroom

With fitted white three piece suite comprising; panelled bath, wash basin and separate shower cubicle, splash back wall tiling, obscured glazed windows to the side, chrome heated towel rail.

##### Separate WC

Fitted low level WC and wash basin, window to the side.

##### Second Mezzanine

Door to bedroom 5, steps up to second floor landing.

##### Bedroom Five

13'4 x 11'8

Feature sash window to the rear, radiator, period cast iron fireplace.

##### Second Floor Landing

Due to the houses position on the road and its side access this floor could (subject to planning) be converted into a self contained living space / stand alone flat. Doors to three further rooms and a three bathroom.

##### Bedroom Six

15'3 x 11'6

Double glazed sash windows to front aspect, period cast iron fireplace, radiator.

##### Bedroom Seven

11'0 x 6'3

Velux window to the front elevation, radiator, door to further loft space storage.

##### Bathroom

Fitted suite comprising bath, WC and wash basin, velux window to the side.

##### Loft Space Storage

Useful access to loft space storage with potential.

##### Front Garden

Front garden with attractive paved pathway leading to the main entrance to the side of the property.

##### Rear Garden

The rear garden features a paved patio area, a greenhouse, and is predominantly laid to lawn with borders. It is enclosed by a brick garden wall, with a side gate and pathway leading to the detached garage at the rear.

##### Double Garage

17'7 x 17'2

This property is the only one on this side of the road to feature a detached double garage at the rear, offering potential for development opportunities (subject to planning approval) such as a home office/ gym or providing good space for storage and parking with remote electrically controlled access.



- Superb Period Home on a Sought After Henleaze Road
- Attractive Gardens
- Seven Bedrooms
- Double Garage / With Potential Development Possibilities
- Three Bathrooms
- A Host of Period Features Throughout







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Total area: approx. 327.4 sq. metres (3523.6 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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