



20 FARNE CLOSE,
HENLEAZE, BS9 4HU

GOODMAN
& LILLEY







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HENLEAZE BS9 4HU

GUIDE PRICE
£825,000

A rare opportunity to acquire this extended four bedroom modern semi detached home situated in a highly regarded position close to Waitrose, Fallodon Way Doctors Surgery, Fallodon Way playground and within reach of Henleaze Road's excellent amenities.

A superb property, viewing is highly recommended to fully appreciate the location and accommodation on offer. Call, click or come in to visit our experienced sales team.

Location

Located in a sought after cul de sac circa 200 metres level walk from the thriving high street of Henleaze Road with its shops, cafes, amenities and bus connections to central areas. Henleaze Infant & Junior School and the wonderful green open space of Durdham Downs are both within 450 metres.

Accommodation

For room measurements and the property layout please see the floorplan.

Ground Floor

The house is entered across the front garden to a porch that can be accessed by a double glazed front door. The porch has a double glazed window and the main entrance door to the property. The hallway offers a welcoming entrance with original fitted wooded floors that continues into the reception rooms, stairs to the first floor and doors to all ground floor rooms. These include a useful cloakroom / wc, a sitting room that opens into a dining room behind, an extended kitchen / breakfast room across the rear of the house and a double storey side extension that accommodates a generous utility room that opens into the integral garage / workshop (These areas could be easily converted to accommodate an additional family member should the need arise).

First Floor

Up to the first floor you are greeted with a good sized landing area with built in storage, loft access to a large loft space suitable for further extension if required, and doors to all bedrooms. The master bedroom measuring a generous 18 foot forms the main part of the side extension, with a full en suite bathroom filling the remainder of the space. The remaining three bedrooms can be found in their original positions and have share of a modern family bathroom.

Outside

Front Garden

Setting the house back from the road with small lawn, pathway to the entrance porch and driveway parking for one that provides access to the attached garage.

Rear and Side Garden

The house offers good garden space to the rear and side of the property that comprises of lawn areas, a paved patio, well stocked borders and beds, and a wooden garden shed. Fully enclosed by lap wood fencing.

Garage / Driveway Parking

The house has driveway parking for one vehicle that also provides access to the attached garage, which offers flexible uses with a double glazed

window and door to the side garden, door to the utility room, and houses the gas boiler, fitted units and a sink.



- Superbly Extended Four Bedroom Home
- Excellently Location on The Henleaze / Westbury Park Borders
- Open Plan Kitchen / Breakfast Room
- Utility Room / Downstairs Cloakroom
- Master Bedroom with Full En Suite Bathroom
- Gardens Garage & Parking



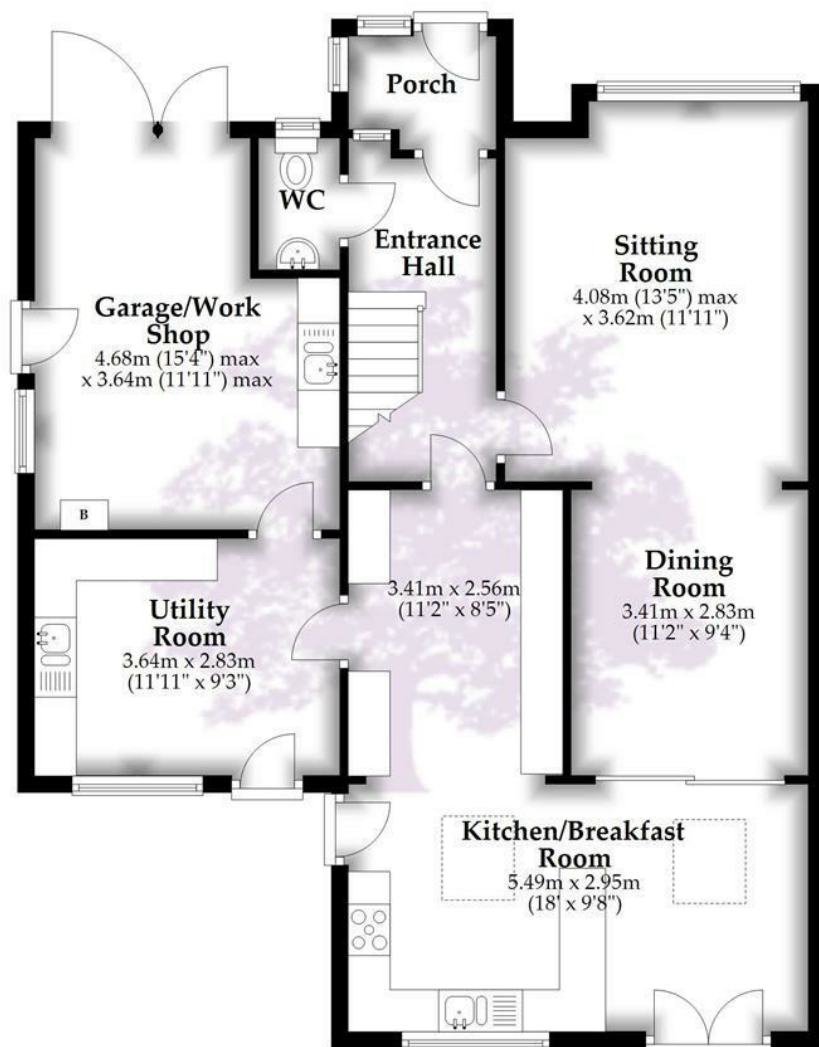


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Ground Floor

Approx. 90.3 sq. metres (972.3 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



Total area: approx. 161.0 sq. metres (1732.5 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.

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