



24 HILL GROVE,  
HENLEAZE, BS9 4RJ

GOODMAN  
& LILLEY













# 24 HILL GROVE

## HENLEAZE BS9 4RJ

GUIDE PRICE  
£860,000

A stunning five bedroom detached house located in the sought after Hill Grove area of Henleaze. This 1930's family home, boasts a perfect blend of character and modern features.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience all this property has to offer.

### Summary

As you step inside, you are greeted by three spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your family. With five bedrooms, there is ample room for a growing family and for guests.

The two bathrooms, including an en suite to the master bedroom, provide convenience for the whole household. The extended accommodation adds a contemporary touch to this classic property, giving you even more space to enjoy.

There is driveway parking with EV charger and a garage for additional storage or parking. The location of this property is great, nestled in the heart of Henleaze, known for its community feel.

### Location

Situated in a popular road in the sought after Henleaze area, positioned close to the local Henleaze Infant & Primary School and the High Street with its wide range of amenities.

### Accommodation

Please see the floorplan for room measurements and the layout.

### Ground Floor

#### Entrance Porch

Double glazed double doors provide access to the feature wooden front door with stained and leaded side windows.

#### Entrance Hallway

A generous entrance hall with stairs rising to the first floor and doors to:

#### Living Room

Double glazed bay window to the front aspect, feature fitted fireplace and coving.

#### Sitting Room

Door from the entrance hall and opening into the dining room.

#### Dining Room

Large double glazed doors out to the rear garden, and door to the kitchen breakfast room.

#### Kitchen / Breakfast Room

Of good proportions with space for table in the middle. Fitted wall and base units with work surfacing over, sink unit, integrated appliances, wall mounted gas boiler, double glazed windows to the rear and door to the garden.

#### Study

Access from the hallway and kitchen with double glazed window to the side.

### First Floor

#### Landing

With feature leaded windows to the side, loft access and doors to:

#### Bedroom One

Of great proportions with double glazed windows to the rear and a door to an en suite shower room.

#### En Suite

Fitted suite comprising shower cubicle, wash basin and toilet, double glazed window to the side.

#### Bedroom Two

Double bedroom with double glazed bay window to the front elevation offering roof top views.

#### Bedroom Three

Double bedroom with windows to the side aspect.

#### Bedroom Four

Another double bedroom looking out to the rear garden.

#### Bedroom Five

Double glazed window to the front of the house.

### Bathroom

Fitted with a three piece suite and with tiled walls and two double glazed windows.

### Outside

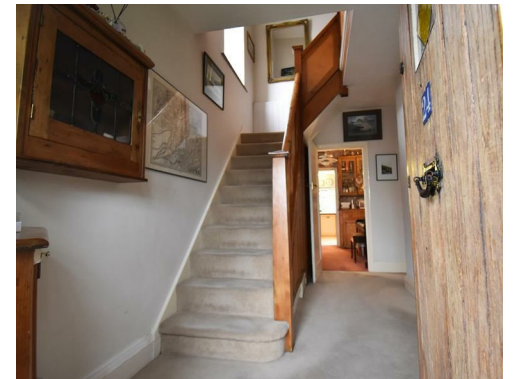
#### Gardens

The front garden sets the house back from the road with steps to the front door.

The attractive rear garden is well appointed with two lawn areas and two patio areas, there is also a brick built storage shed.

#### Garage and Driveway

There is an attached garage with remote electric door that has power and light. The driveway parking has one space with an EV charger fitted.



- Superb Detached Five Bedroomed Home
- Three Reception Rooms
- Excellent Henleaze Location
- Attractive Well Appointed Gardens
- Garage & Driveway (EV Charger)

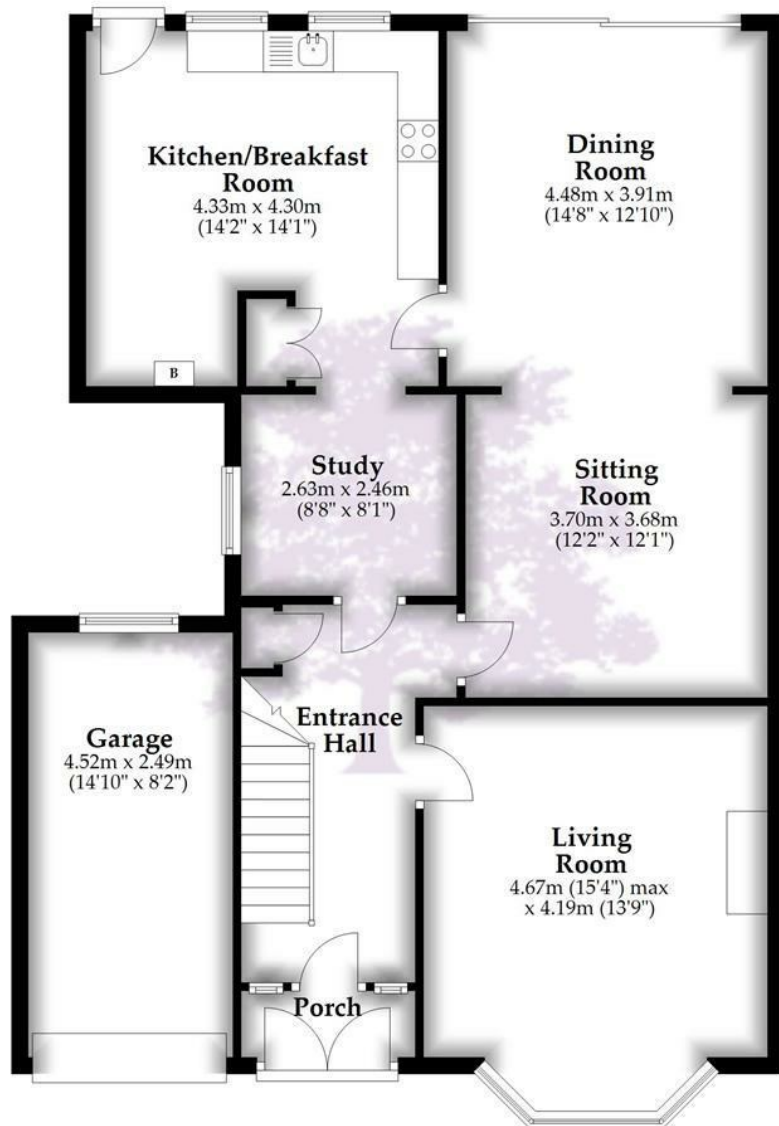






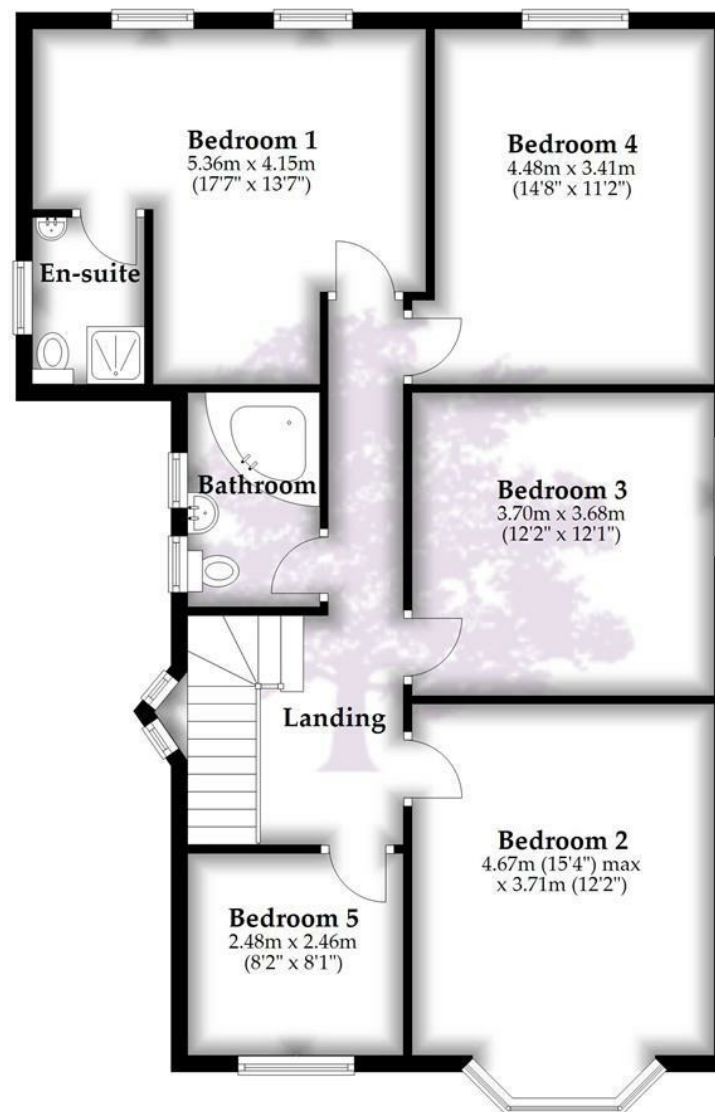
## Ground Floor

Approx. 100.7 sq. metres (1083.7 sq. feet)



## First Floor

Approx. 89.0 sq. metres (957.5 sq. feet)



Total area: approx. 189.6 sq. metres (2041.1 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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