



20 OWEN GROVE,
HENLEAZE, BS9 4EH

GOODMAN
& LILLEY







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GUIDE PRICE
£885,000

Goodman & Lilley are delighted to offer to the market place this spacious 1920's semi-detached four bedroom family home situated in one of Henleaze's most popular groves, within level approach of Henleaze High Street and Henleaze Infant & Junior Schools.

Viewing is highly recommended to fully appreciate all that is on offer here. Call, Click or Come in to visit our experienced sales team.

Summary

This superb family home is constructed of rendered and white washed exterior elevations set under a pitched tiled roof and boasts spacious accommodation over two floors, briefly comprising: sizeable 22ft entrance hall, cloakroom WC, living room, dining area, conservatory and a 21ft open plan kitchen/breakfast room to the ground floor, with all four bedrooms (master with en-suite) and the family bathroom WC to the first floor. There is also potential, subject to planning consent, of converting the loft space to provide further accommodation. Further benefits include a good sized South Easterly facing rear garden, driveway and garage complete with utility area.

Accommodation

Ground Floor

Entrance Porch

Upvc double front doors. feature entrance door with leaded glass to entrance hallway.

Entrance Hallway

22'0 x 7'4

A generously sized hallway with doors to principle rooms. Stairs rising to the first floor with under stairs cupboard.

Downstairs WC

Understairs, with double glazed window, low level WC and wash hand basin.

Sitting Room

19'6 x 13'8

Coved to ceiling, picture rail, two radiators, double glazed bay windows to front, feature period wooden fireplace with open fire.

Dining / Family Room

16'2 x 12'10

A spacious light and airy room open plan to the Kitchen and the Conservatory, coved ceiling, picture rail, gas fire with composite stone hearth and wooden mantle, built in storage cupboards, double glazed French doors opening to the conservatory, open plan to the kitchen.

Kitchen / Breakfast Room

21'6 x 9'5

Open plan to Dining/Family Room, a range of fitted eye level and base units with wooden work surfaces, inset one and a half bowl sink and drainer, built in double oven, , four ring gas hob, extractor fan, double glazed windows overlooking the rear garden, double glazed door to side providing access to the rear garden, space for washing machine and dishwasher.

Conservatory

10'7 x 9'8

A range of double glazed windows overlooking the rear garden, double glazed roof and double glazed French doors opening to the rear garden.

First Floor

Landing

Doors leading to all first floor accommodation, loft hatch to loft space with potential for conversion, subject to necessary planning consent, airing cupboard.

Master Bedroom

19'6 x 13'10

Coved ceiling, picture rail, double radiator, double glazed bay windows to front, built in fitted wardrobes, original feature fireplace, door to en-suite.

En Suite

Ceiling spotlighting, splash back wall tiling, shower cubicle with mains fed shower, low level WC and wash hand basin with vanity unit.

Bedroom Two

16'2 x 11'8

Coved ceiling, picture rail, double glazed window overlooking the rear garden, radiator, built in cupboards and original feature fireplace.

Bedroom Three

10'3 x 9'5

Double glazed window overlooking the rear garden, radiator.

Bedroom Four

10'10 x 7'5

Double glazed window to front, radiator.

Bathroom

Two double glazed windows to side, heated towel rail, wall mounted shaver point, white three piece suite comprising: panelled bath with power shower over, wash hand basin and low level WC.

Outside

Garden

A generous south easterly facing rear garden laid predominately to lawn with mature flower and shrub beds, two patio area and two ponds. Further benefits include side access, outside power point and outside tap.

Garage / Driveway

Adjoining the house to the right hand side with, up and over door to front. Power and Lighting. Eaves storage. Window to side. Utility area with stainless steel one and a bowl sink and drainer, under cupboard storage. Space and plumbing for washing machine. Off road parking for at least one vehicle, which leads to the garage.



- Superb 1920's Semi Detached Home
- Four Bedrooms
- South Easterly Facing Garden
- Highly Sought After Henleaze Location
- Master With En-Suite
- Garage & Driveway
- Close to Henleaze High Street and School
- 21ft Kitchen/Breakfast Room



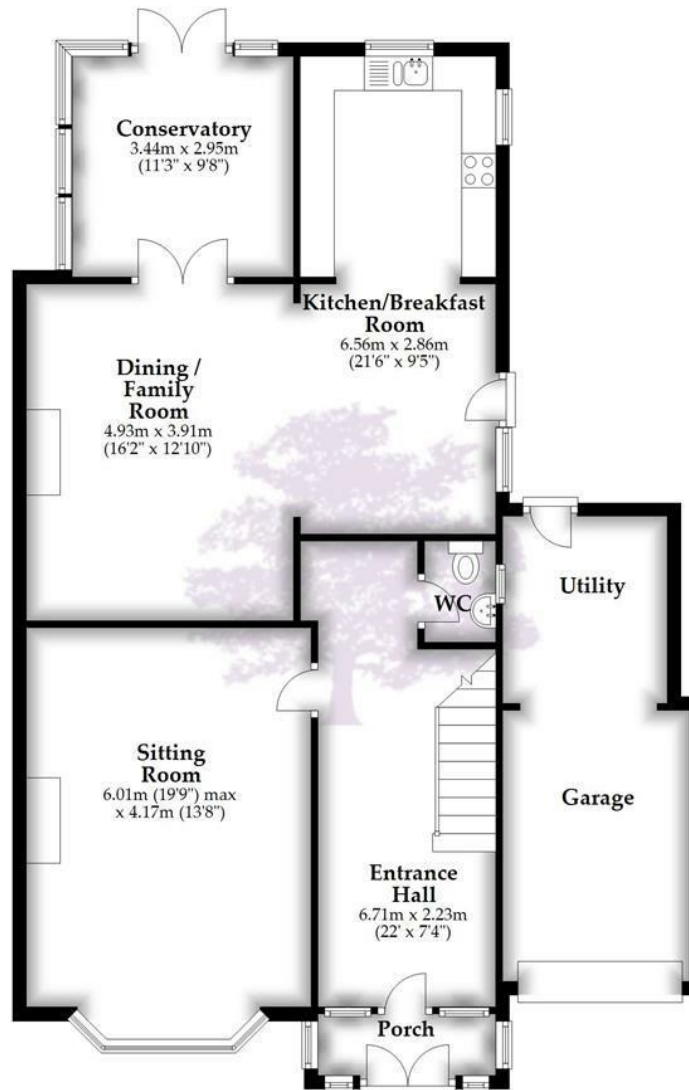


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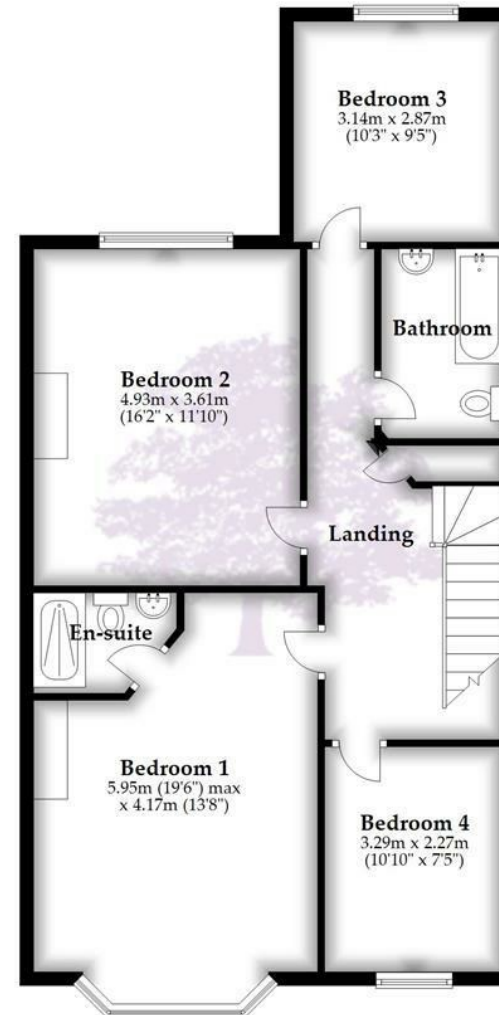
Ground Floor

Approx. 115.4 sq. metres (1242.1 sq. feet)



First Floor

Approx. 83.3 sq. metres (896.3 sq. feet)



Total area: approx. 198.7 sq. metres (2138.4 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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