



3 GRANGE COURT ROAD,
HENLEAZE, BS9 4DP

GOODMAN
& LILLEY







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HENLEAZE BS9 4DP

GUIDE PRICE
£1,125,000

An attractive and incredibly spacious five bedroom Edwardian family home offered in superb condition with a wonderful rear garden, driveway parking all located on a highly desired road, close to both Henleaze Road and Westbury on Trym village and with Durdham Downs within short walking distance.

This superb family home is situated in a highly sought after location with excellent local schooling, a popular Waitrose store and even the local Orpheus Cinema just down the road.

Location

Grange Court Road is a discreet road close to a wide range of amenity available from nearby Henleaze Road and Westbury Village. The 400 acres of Durdham Downs is within level walking distance and also in proximity are a great range of state and independent schools, primary and secondary. There are good sporting facilities in North West Bristol including golf courses and health and leisure clubs. The nearby A4018 provides good communication links to the motorway networks and Bristol's commercial centre. Bristol has two mainline train stations, Parkway and Temple Meads which are 4.3 and 4.1 miles respectively and Bristol Airport has flights to many European and some long haul destinations

Accommodation

Please refer to the floorplan for room measurements and the property layout.

Ground Floor

The elegant entrance hall having feature tiled and wooden floors is welcoming and gives access to return stairs leading to the upper floors, as well as under-stair storage and a ground floor cloakroom. The sitting room is charming, with a light-filling bay window, high ceilings, feature wooden floor and a feature period open fireplace complete with a handsome surround. A perfect evening retreat.

To the rear is the exceptional family space; with the current owners opening almost the whole of the rear of the property up to create an incredible

open-plan family kitchen, giving a sensational recreational space with sitting, kitchen and dining areas. The kitchen has integrated appliances including a fitted gas Aga.

Accessed from the kitchen is a utility room that houses the gas boiler with space for washing machine, dryer and storage.

Upper Floors

Spanning the first and second floors are five bedrooms, currently arranged as four bedrooms and a dressing room. The main bedroom, located on the second floor, is of impressive proportions and benefits from built-in storage and a high-quality en suite bathroom.

On the first floor, the second and third bedrooms are both exceptionally spacious double rooms. In addition, there are two further bedrooms and a stylish family bathroom. This well-appointed bathroom features a walk-in shower, a separate bathtub, a low-level WC, a wash basin, and a heated towel rail.

Outside

Approached from the front, there is allocated off-street parking space with EV point and a pretty landscaped front garden, with a path leading to the front door. A separate path leads to the side of the house and there is access to the rear.

The wonderful rear garden is a particular feature of

the property, walled on either side and offering a high degree of privacy. Mostly laid to level lawn with patio area's it provides a perfect space for families of all ages to enjoy.

Leading out from the dining room via double doors is an attractive patio area with steps down to the garden.



- Superb 2300 sq ft Period Family Home
- Five Bedrooms / Master with En Suite
- Prime / Highly Desired Location
- Wonderful Rear Garden
- Driveway Parking / EV Point

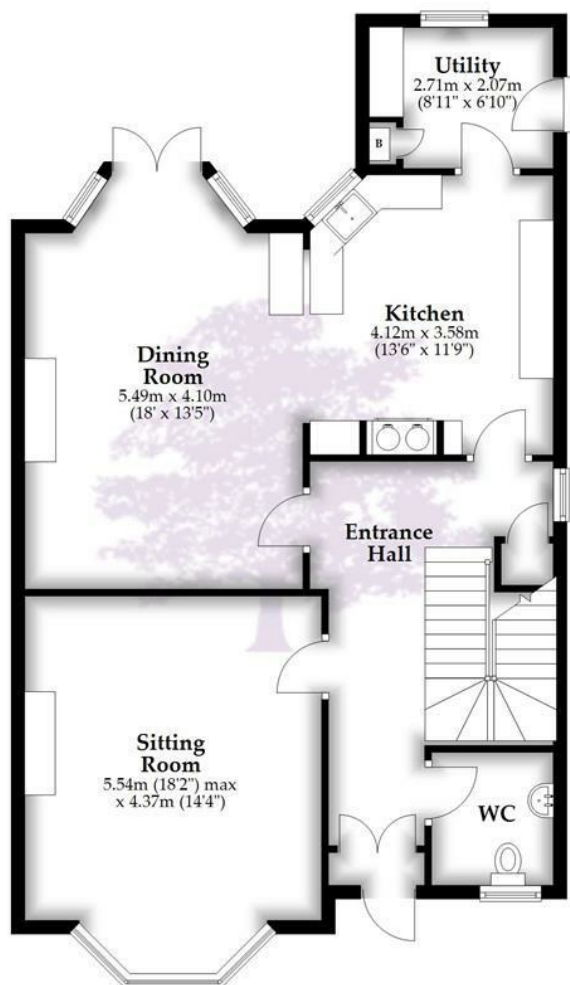




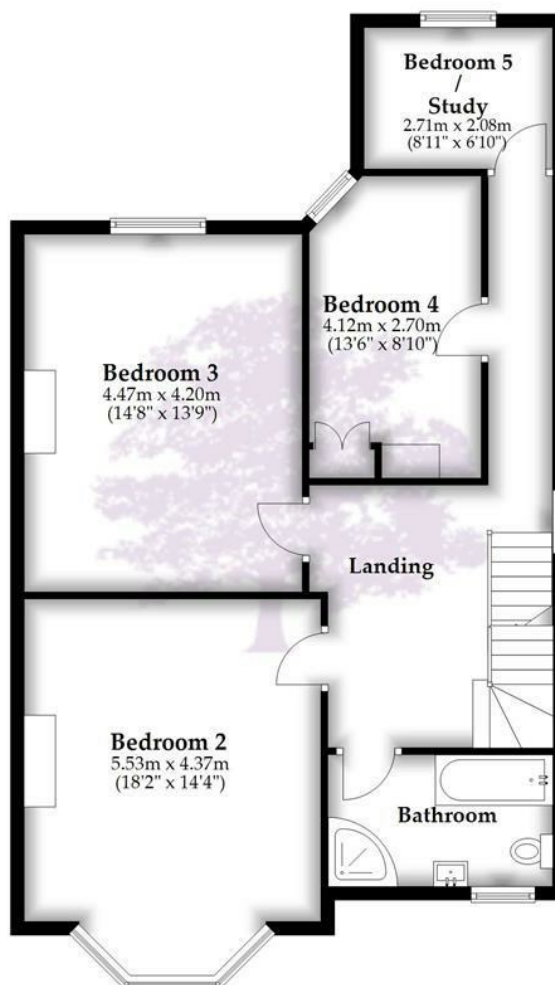
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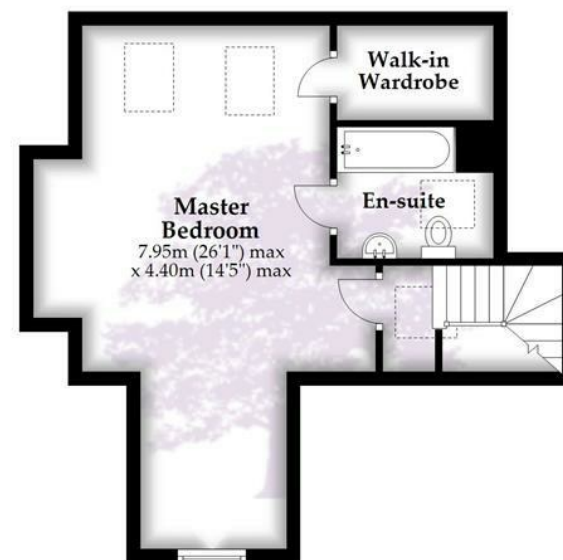
Ground Floor



First Floor



Second Floor



Total area: approx. 213.1 sq. metres (2294.2 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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