



6 THE DRIVE,  
HENLEAZE, BS9 4LD

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GOODMAN  
& LILLEY













# 6 THE DRIVE

## HENLEAZE BS9 4LD

GUIDE PRICE  
£895,000

A rare opportunity to acquire this detached, low maintenance, 4 bedroom modern home situated in a highly regarded and much sought position, just off Henleaze high street with its varying shops & amenities directly on hand. An ideal downsize or family home which enjoys light and airy contemporary accommodation, generous garage, driveway parking and a private south facing garden.

A fabulous detached home that simply must be viewed to appreciate what is on offer.

### Location

A quiet residential address close to the highly sought after and popular Henleaze Road which includes a wide array of shops suitable for every day living as well as Waitrose supermarket, Orpheus cinema and Falldon Way doctors surgery. Westbury on Trym nearby also includes a further array of shops, restaurants and hostelrys. There are a myriad of schools, both state and independent, primary and secondary close by. For sporting endeavours there are golf courses and health & leisure clubs and for recreation Durdham Downs has 400 acres of parkland. The A4018 runs nearby and is the main arterial road serving Bristol's commercial centre, as well as the motorway networks, M4 and M5. There are regular rail services available from Bristol Parkway and Temple Meads. National European and some long haul flights are available from Bristol Airport approx 12 miles distant.

### Accommodation

Please see the floorplan for room measurements and the property layout.

### Ground Floor

#### Entrance Hall

The house is entered through a front door to a generous light hallway with stairs rising to the first floor accommodation and doors to the ground floor rooms.

#### Downstairs Cloakroom / WC

Fitted with toilet and sink and window to the front aspect.

#### Sitting / Dining Room

A large through room with a sitting room to the front of the house and dining room with patio doors out to the garden at the rear. This is a very good sized space with windows to the front and side, and a central feature fireplace.

#### Breakfast Room

With window looking out to the rear garden and door directly into the kitchen.

### Kitchen

Fitted with wall and base cupboards, work surfacing over, tiled surrounds, a sink, cooker with window and door out to the rear and a door to the garage/utility. Wall mounted gas boiler.

### First Floor

#### Landing

Window to the side aspect and doors to all rooms.

#### Master Bedroom

To the front of the house, a generous double bedroom with built in wardrobe and door to an en suite shower room.

#### En Suite Shower Room

Fitted suite comprising shower cubicle, toilet and sink with window to the side.

#### Bedroom Two

Window to the rear aspect over looking the gardens.

#### Bedroom Three

Window to the rear aspect, built in wardrobe.

### Bedroom Four

Window to the front elevation and built in storage. ,

### Bathroom

Fitted suite comprising bath, toilet and wash basin.

### Outside

#### Front Garden

The property has a decent sized front garden setting the house nicely back from the road with shrub borders and driveway parking providing access to the attached garage.

#### Rear Garden

A wonderful south facing rear garden with lawn and patio areas with attractive borders, wooden garden shed and side access from the front.

#### Garage / Utility

An attached tandem garage measuring over 28 foot in length with metal up and over door from the front driveway, roof space storage and internal door to the house.



- Superb Detached Home
- Sought After Henleaze Location
- Four Bedrooms
- Close to Henleaze High Street & School
- Garage & Driveway Parking
- South Facing Rear Garden





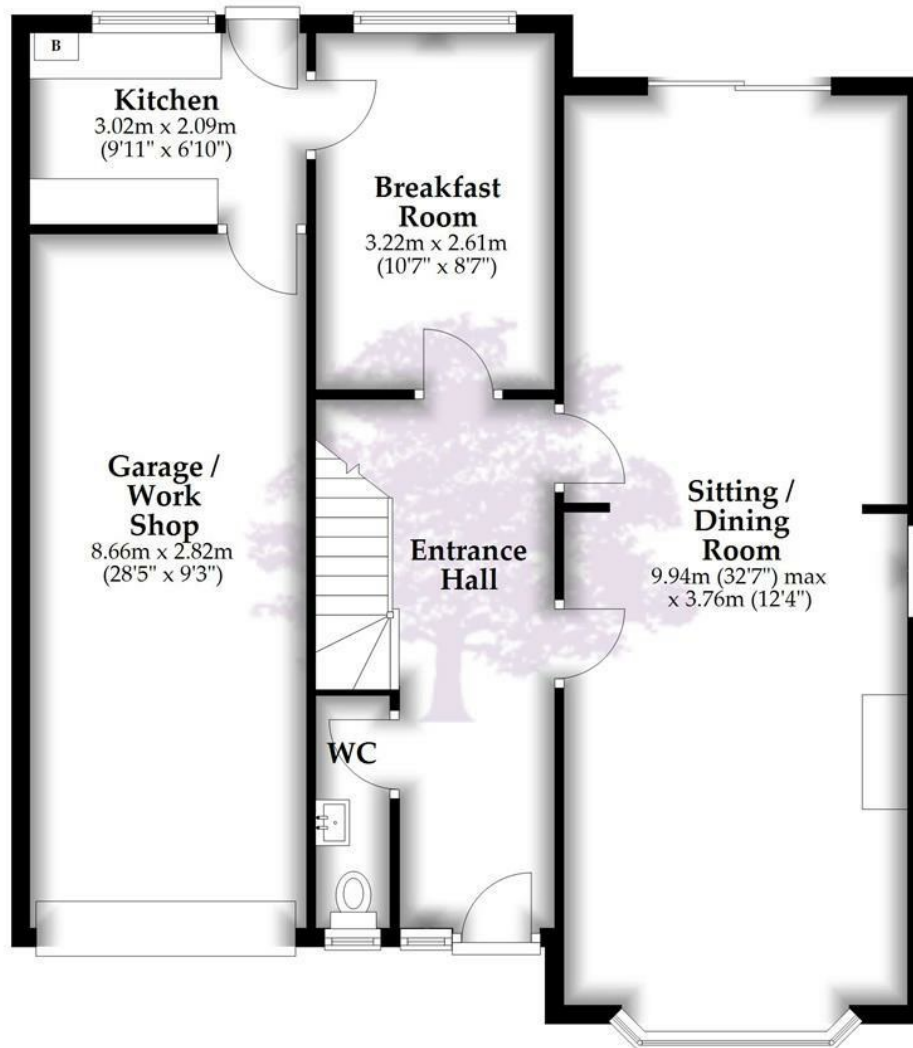




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## Ground Floor



## First Floor



Total area: approx. 165.3 sq. metres (1779.6 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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