



5 WIMBLEDON ROAD,
HENLEAZE, BS6 7YA

**GOODMAN
& LILLEY**







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GUIDE PRICE
£875,000

A golden opportunity to acquire this generously sized 1930's semi detached family home with five bedrooms and situated in a sought after position backing onto Golden Hill Sports Ground.

Viewing is highly recommended to fully appreciate what is on offer here.

Location

The location of this house is ideal for families, on a quiet road close to several well-regarded schools including Henleaze Infant and Junior, St Bonaventure and Bishop Road Primary and Redland Green Secondary. There is also an abundance of green space with the house with Golden Hill sports fields accessible from the rear garden, home to several sports clubs giving residents the chance to play cricket, tennis and football directly from home. For runners and dog walkers, Horfield Common and The Downs are also nearby, whilst for eaters and drinkers, the restaurants and bars of Bishopston, Henleaze and Redland are within comfortable walking distance.

Summary

The accommodation is arranged over three floors and briefly comprises; spacious entrance hall, downstairs cloakroom/wc, sitting room, wonderful open plan living space with kitchen, dining and living areas all to the ground floor, with four bedrooms, a superb family bathroom to the first floor and fifth bedroom and en suite to the second floor. Outside there are front, side and rear gardens the rear backing wonderfully onto Golden Hill playing field. Driveway parking for three vehicles and a garage finish all on offer here.

Accommodation

Please see the floor plan for room measurements.

Ground Floor

Entrance

Across the front driveway to double glazed porch doors and an internal main front door with feature leaded side windows to the entrance hall.

Entrance Hallway

Stairs to the first floor rooms, fitted wood flooring, dado rail and doors to:

Downstairs Cloakroom/WC

Fitted WC and wash basin.

Sitting Room

Double glazed bay window to the front aspect, fitted wood flooring, picture rails, feature fireplace with wooden surround.

Open Plan Living Area

To the rear of the house is an open plan living space incorporating a quality modern kitchen area, a dining area with space for dining table, and a generous living area. There is fitted wood flooring throughout the room, and several double glazed windows, doors and a lantern skylight which offer great views out to the rear garden and beyond to the playing fields behind the house. .

First Floor

Landing

Stairs continue to the converted loft and there are doors to:

Bedroom One

A good sized double bedroom with double glazed bay window to the front aspect, fitted wardrobes to the recesses, fitted flooring.

Bedroom Two

With double glazed window to the rear offering great views out over the garden across the playfields behind the house, fitted flooring.

Bedroom Three

Forming part of one of the extensions the third bedroom being over 18 ft in length offers good space with double glazed windows to the front and rear again with views to the rear.

Bedroom Four

With double glazed window to the rear having views and fitted flooring.

Family Bathroom

Recently re fitted with a quality four piece bathroom suite comprising bath with central taps, concealed cistern WC, wash basin with storage underneath, and separate corner shower cubicle with glass surround. Attractively tiled and lit throughout with feature towel rail / radiator, double glazed window to the front.

Second Floor

Landing

Double glazed window to the side, door to:

Bedroom Five

A generous bedroom with double glazed window to the rear with even better views out across the playing fields behind the house, and velux window to the front, fitted flooring and door to an en suite shower room.

En Suite Shower Room

Fully tiled and fitted with a modern suite comprising shower cubicle with glass door, wash basin and WC.

Outside

Front Garden

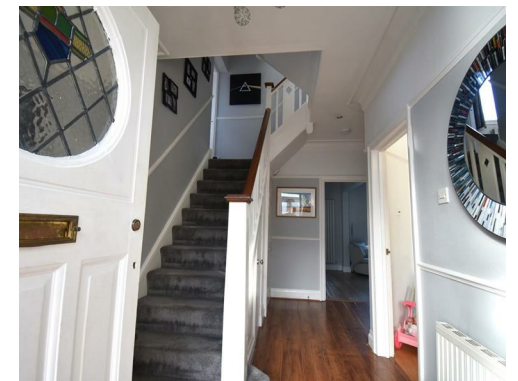
The front garden has been brick paved to provide driveway parking for three cars and access to the house and attached garage.

Rear Garden

The attractive landscaped rear garden facing a sunny westerly direction offers a great space with lawn and deck areas, fully fenced, water tap, electric points and security lighting.

Garage

Currently used as a utility room with ample storage. Access from the front and rear via a covered walkway from the kitchen.



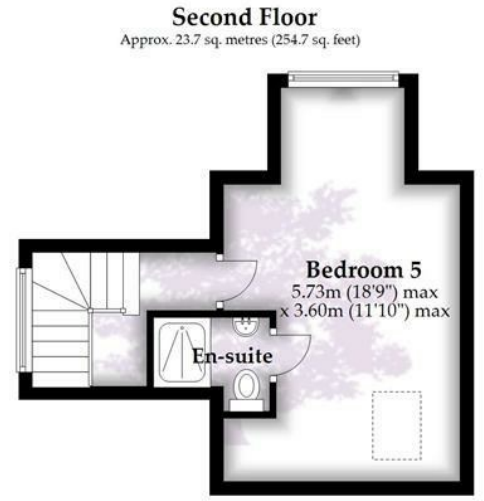
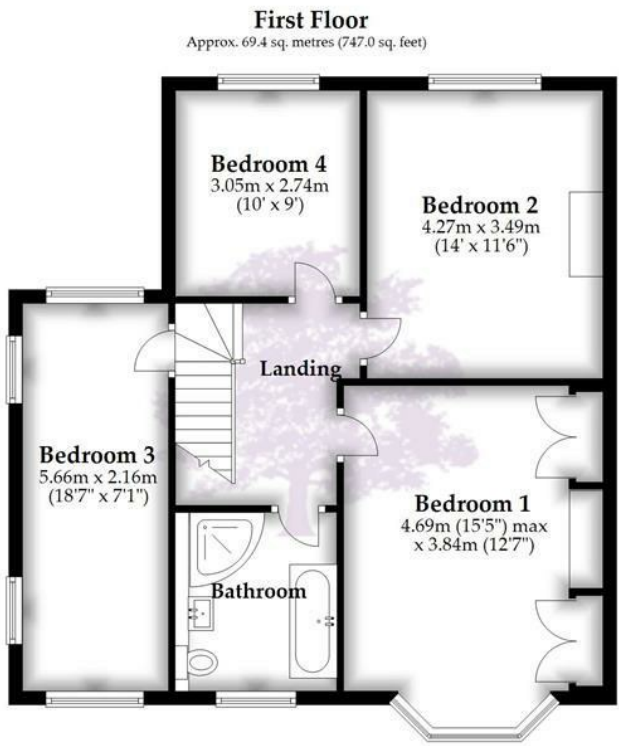
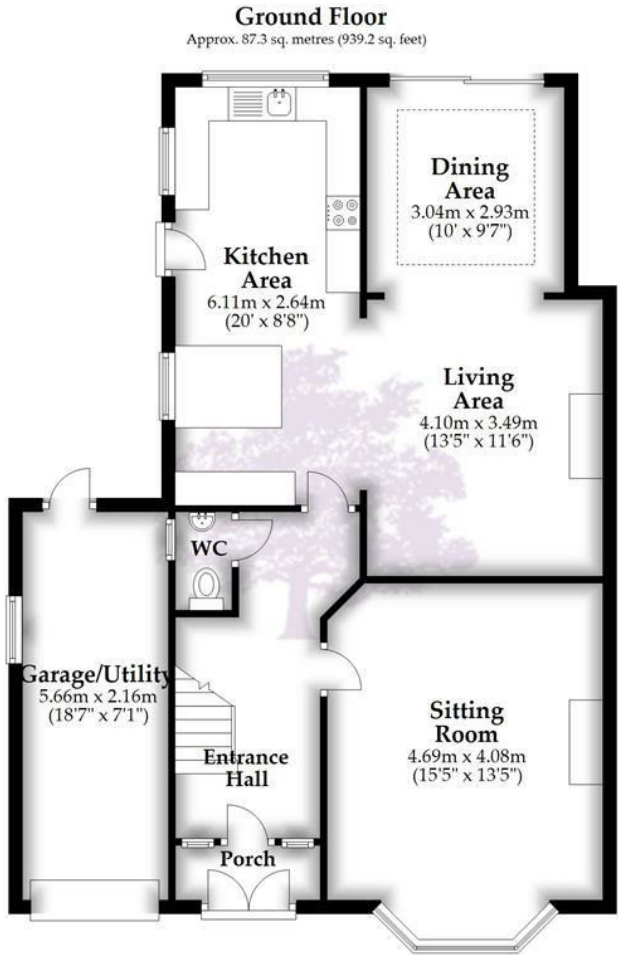
- Extended 1930's Semi Detached Family Home
- Close to Good Local Schooling
- Backing On To Golden Hill Playfields
- Highly Regarded Location
- Garage & Driveway
- Superb West Facing Rear Garden
- Five Bedrooms
- Wonderful Open Plan Living





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Total area: approx. 180.3 sq. metres (1940.9 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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