



£600,000

3 Farne Close, Henleaze, Bristol, BS9 4HU

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3 Farne Close Henleaze, Bristol, BS9 4HU

A light and bright semi detached home in a peaceful cul-de-sac in easy reach of Henleaze high street.

This 1960's built home has tandem parking spaces for up to three vehicles while still retaining a pleasant lawned garden. The front door leads into an entrance hallway with two open plan reception rooms on the right handside. The front reception has double glazed windows and a mid century fireplace with a gas heater. The rear room is next to the kitchen and set up with a dining table and has glazed doors connecting the garden. The adjacent kitchen is fitted with modern wall and base units with a glazed window to the rear and door to the side. There is space for a small dining table with recessed spot lighting.

A staircase leads to the first floor to three bedrooms and a bathroom. The two bigger bedrooms both have built in wardrobe and sit next to each other with a window to the front and rear respectively. The third bedroom faces the front while opposite there is a smartly presented family bathroom facing the rear. This room has been fitted with a contemporary suite comprising a built-in vanity unit, shower over bath and w/c with integrated cistern.

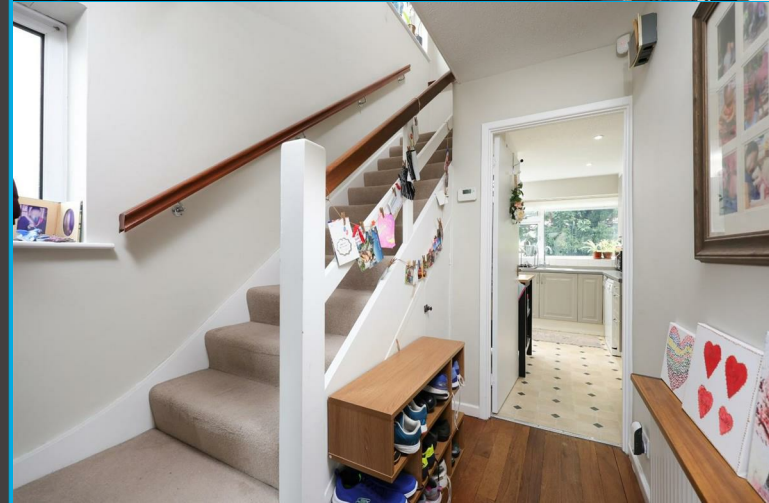
Externally at the rear the property has a detached garage which is accessed from the side of the property. There is a patio next to this with lawn beyond with mature plants and trees wrapping around the side and rear boundary. The rear aspect feels private looking on to trees at the rear.

The location is well positioned close to a range of amenities on the nearby high street including Waitrose, the Orpheus Cinema and a range of independent cafes and shops. Immediately close to the junction of the road is Falldon Road children's



play area.

This lovely home offers potential to extend at the rear or into the roof subject to the usual consents. Offered with no onward chain.

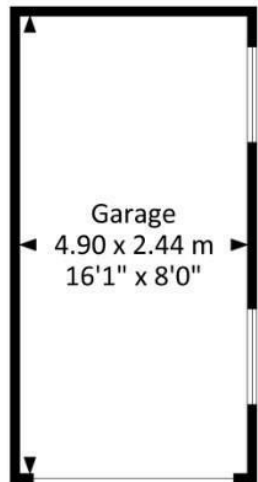




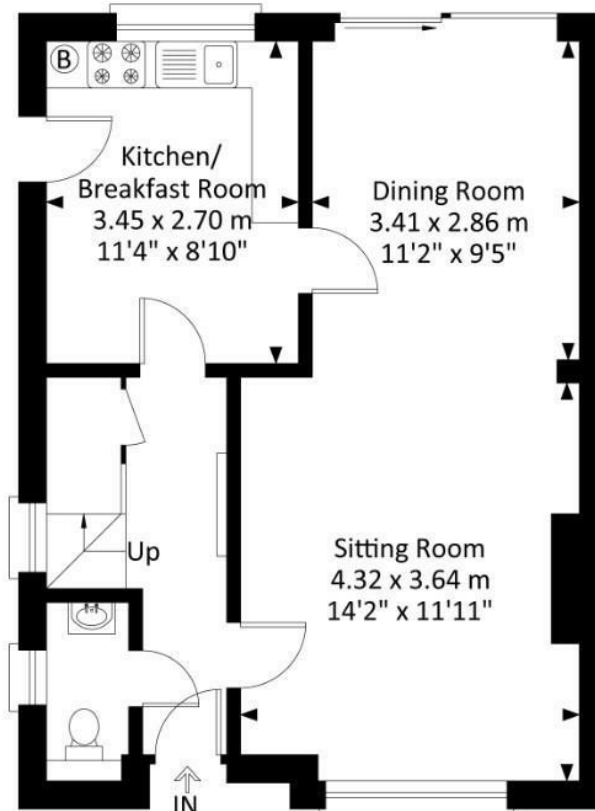
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Approximate Gross Internal Area = 89.04 sq m / 958.41 sq ft
(Excluding Garage)

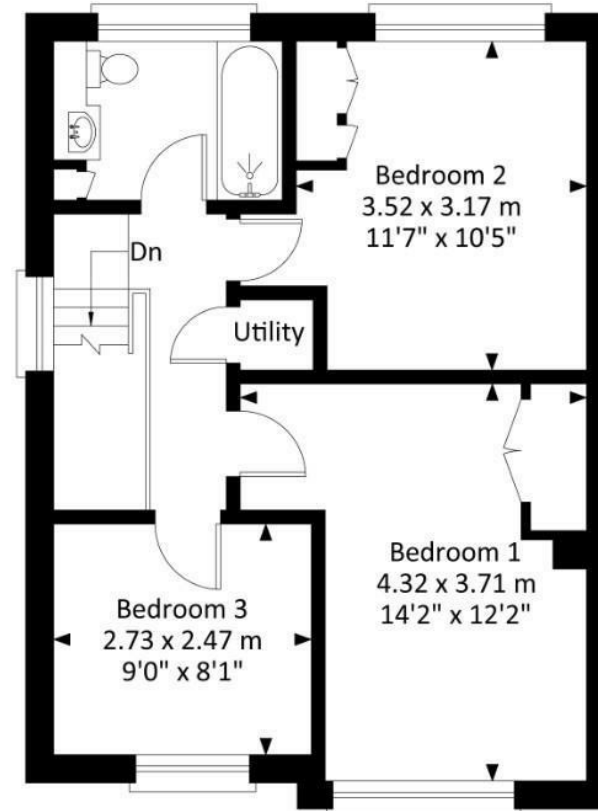
Garage Area = 11.96 sq m / 128.73 sq ft
Total Area = 101.0 sq m / 1087.14 sq ft



Garage



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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