



14 Henleaze Road, Henleaze

Guide Price £1,175,000

RICHARD
HARDING



14 Henleaze Road,

Henleaze, Bristol, BS9 4EX

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A large and classic 6 double bedroom, 4 reception Edwardian period family house (circa 3,225 sq. ft.) with generously proportioned accommodation throughout.

Key Features

- A wonderful sense of space and light pervades this comfortable and welcoming home.
- Located in a popular neighbourhood circa 100 metres from the edge of the Downs (with its 400 acres of recreational space) and within 300 metres of Waitrose and a good array of independent shops and amenities on Henleaze Road and North View, with a number of highly regarded neighbourhood eateries and a popular local cinema.
- **Ground Floor:** reception hall, sitting room, study/snug, family room, breakfast room, kitchen, cloakroom/wc.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3, bedroom 4, family shower room/wc.
- **Second Floor:** landing, bedroom 5, bedroom 6, loft study/storage room, family bath/shower room/wc.
- **Outside:** front garden and south facing rear town garden with potential for parking (the previous owners parked within part of the rear garden via rear access lane).





GROUND FLOOR

APPROACH: from the pavement find metal gate with brick piers and follow the pathway through the front garden to the covered side entrance to the property with impressive and ornate wooden front door with extensive glazing and fanlight above.

RECEPTION HALL: impressive grand entrance hall with decorative period solid tiled floor with central motif, ceiling coving, picture rail, radiator, understairs storage cupboard with electricity meter and fuseboard. Doors radiate to the sitting room, family room, study/snug and cloakroom/wc. Elegant staircase rises to first floor landing.

SITTING ROOM: (front) (17'11" x 14'1") (5.46m x 4.28m) period ceiling mouldings and picture rail. Minster style fireplace with stone surround, tiled insert and hearth (currently used as an open fire). Upvc double glazed windows to front elevation, two radiators, exposed wooden floorboards.

LARGE STUDY/SNUG: (front) (15'0" x 11'6") (4.58m x 3.51m) ceiling cornice and picture rail, upvc double glazed windows set into wide bay, radiator.

FAMILY ROOM: (17'8" x 14'1") (5.38m x 4.28m) ceiling cornice and picture rail, working fireplace, sliding double glazed doors lead onto the rear garden, radiator, engineered oak floorboards and large opening through to:-

BREAKFAST ROOM: (13'0" x 11'6") (3.97m x 3.51m) plate rack, fireplace, upvc double glazed windows to side elevation, corner cupboard housing Vaillant gas boiler, radiator, engineered oak floorboards. Door to:-

KITCHEN: (12'10" x 12'6") (3.90m x 3.82m) good range of base and wall mounted units with granite worksurfaces and tiled splashbacks, Neff electric oven and grill, induction hob, built-in Neff microwave oven, plumbing for dishwasher and plumbing for washing machine, space for American style fridge/freezer, ceiling downlighters, access to loft storage space. Radiator, engineered oak floorboards, upvc double glazed windows to side elevation and also to rear elevation with door to rear garden.

CLOAKROOM/WC: wc, wash hand basin, window to side elevation, radiator, tiled floor, tiled walls to dado rail height.

FIRST FLOOR

LANDING: picture rail, doors radiate to all rooms on this floor and staircase continues up to second floor landing. The stairwell is well lit via natural light from windows to the side elevation and radiator.

BEDROOM 1: (rear) (17'10" x 14'1") (5.44m x 4.30m) ceiling cornice and picture rail, original built-in wardrobe with hanging and shelving accommodation. Period fireplace with ornate surround and cast iron insert with tiled reveals. Upvc double glazed windows to rear elevation, radiator.

BEDROOM 2: (front) (17'10" x 14'1") (5.44m x 4.29m) ceiling cornice and picture rail. Impressive fireplace surround with cast iron insert and tiled reveals. Upvc double glazed windows to front elevation, radiator.

BEDROOM 3: (front) (15'2" x 11'6") (4.62m x 3.51m) ceiling cornice, picture rail, upvc double glazed windows to front elevation set in wide bay, ornate cast iron fireplace, radiator.

BEDROOM 4: (rear) (12'4" x 11'5") (3.76m x 3.49m) picture rail, cast iron period fireplace, upvc double glazed window to rear elevation, radiator.

FAMILY SHOWER ROOM/WC: white suite comprising low level wc, corner basin with mixer tap, large shower unit with mains fed shower with drench rose and handheld shower attachment (the shower tray is cracked and will require repair/replacement), marble tiling to full height walls and floor, upvc double glazed windows to side elevation, heated towel rail, ceiling downlighters.

SECOND FLOOR

LANDING: picture rail, doors radiate to all rooms on this floor, ceiling hatch with drop down ladder provides access to large storage loft.

BEDROOM 5: (rear) (18'3" x 14'1") (5.57m x 4.28m) a surprisingly large bedroom with period fireplace, upvc double glazed windows to rear elevation, radiator, original cupboards with hanging and shelving accommodation.

BEDROOM 6: (front) (18'0" x 14'4") (5.49m x 4.36m) picture rail, upvc double glazed window to front elevation, period fireplace with tiled reveals, ceiling downlighters, radiator.



LOFT STUDY/EAVES STORAGE ROOM: (10'8" x 8'4") (3.26m x 2.54m) double glazed window to side dormer, two radiators – a useful study space. Reduced height opening into eaves storage space with double glazed Velux ceiling skylight.

FAMILY BATH/SHOWER ROOM/WC No. 2: white suite comprising low level wc, wash hand basin set in vanity unit with mixer tap over and cupboards beneath, bath set in tiled surround, corner shower unit with mains fed shower, extensive wall tiling and floor tiles, Velux double glazed ceiling skylight. Mirror fronted door provides access into eaves recess which houses hot water tanks and serves as an airing cupboard with open shelving.

OUTSIDE

FRONT GARDEN: paved front garden with inset pocket flower beds.

REAR GARDEN: L shaped rear garden measured in two sections (31'10" x 19'9" and 20'0" x 13'5") (9.70m x 6.04m and 6.10m x 4.08m) a sunny southerly facing rear garden with lovely sitting out patio and further extensive astroturf area, covered cabana style alfresco dining area, solid wooden gates into further useful storage area. A number of flower beds and with numerous shrubs and climbers, eating apple tree and fenced boundaries. To the rear is a vehicular access lane and the former owners of this property had an access in from this lane to provide off street parking within the rear garden. Under the majority of the astroturf is a continuation of the aforementioned patio area. Side access leads through to the front of the property. Outside tap, outside power and light.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is **Freehold and subject to an £11.00 yearly rent charge**. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.

- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Henleaze Road, Henleaze, Bristol BS9 4EX

Approximate Gross Internal Area 299.80 sq m / 3226.60 sq ft

Outbuilding Area 8.40 sq m / 90.90 sq ft

Total Area 308.20 sq m / 3317.50 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.