



89 Park Grove, Henleaze

Guide Price £750,000

RICHARD  
HARDING







# 89 Park Grove, Henleaze, Bristol, BS9 4NY

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An attractive and most welcoming 4 bedroom (3 doubles and 1 single), 2 reception room family home located in a peaceful and popular location, close to the shops and amenities of Henleaze Road. Further benefiting from a manageable sized, sunny rear garden, off road parking and a garage.

## Key Features

- Located within a short stroll of the excellent independent shops, cafes and bus connections of Henleaze Road, Whilst also being within just 550 metres of Henleaze Junior School as well as being convenient for Waitrose supermarket, the Orpheus cinema and the green open spaces of Durdham Downs.
- **Ground Floor:** entrance hallway, bay front sitting room, reception 2/family room, modern fitted kitchen, ground floor cloakroom/wc.
- **First Floor:** landing, 4 bedrooms and a modern family bathroom/wc.
- **Outside:** lawned sunny rear garden with access into the single garage, which leads through to the parking space.
- A bright and well-presented home in a popular part of Henleaze.





## **GROUND FLOOR**

**APPROACH:** via a garden gate and pathway leading beside a level lawned front garden to the covered entrance and main front door to the property.

**ENTRANCE HALLWAY:** a spacious wide welcoming entrance hallway with high ceilings with original ceiling panelling and ?????, exposed original stripped floorboards, radiator, door accessing an understairs cloakroom/wc, built in low level meter cupboards, double glazed window to side providing plenty of natural light and doors leading off to the sitting room, reception 2/family room and kitchen/dining room.

**SITTING ROOM:** (front) (13'9" max into bay x 12'10" max into chimney recess) (4.20m x 3.90m) a bay fronted sitting room with high ceilings, picture rail, feature fireplace recess with built in shelving, surround and hearth, further built in book shelving to chimney recess, wide bay to front comprising double glazed windows and a radiator.

**RECEPTION 2/FAMILY ROOM:** (12'6" x 11'5" max into chimney recess) (3.80m x 3.48m) a good sized second reception room with high ceilings, picture rail, a fire recess with built in shelving, surround and heath, double glazed double doors provide a seamless access out onto the raised decked area of the rear garden, radiator.

**KITCHEN/DINING ROOM:** (20'6" x 8'5") (6.25m x 2.57m) a large sociable kitchen/dining room with a modern fitted kitchen comprising gloss grey handleless units with quartz worktop over and inset 1½ bowl sink and drainer unit, integrated appliances including an AEG electric oven, 5 ring gas hob and chimney hood over, integrated Neff dishwasher and further appliance space for fridge/freezer, double glazed windows on three side, two of which overlook the rear garden and provide plenty of natural light to the kitchen and dining space, built in L shaped bench seat, providing seating for the family dining table with part exposed timber and part tiled floor, radiator and stable style door to side, accessing the side pathway through to the rear garden.

**CLOAKROOM/WC:** low level wc, small wall mounted wash basin with tiled splashbacks, further recessed storage space, tiled floor, inset spotlight and small double glazed window to side.



## **FIRST FLOOR**

**LANDING:** doors leading off to all four bedrooms and the family bathroom/wc, loft hatch accesses generous loft space, offering scope for a loft conversion (subject to any necessary consents).

**BEDROOM 1:** (front) (14'1" max into bay x 12'0") (4.30m x 3.65m) a double bedroom with high ceilings, picture rail, wide bay to front comprising double glazed windows, a pretty original cast iron fireplace and a radiator.

**BEDROOM 2:** (rear) (12'6" x 11'11") (3.81m x 3.64m) a double bedroom with high ceilings, picture rail, exposed stripped floorboards, original tiled fireplace, corner cupboard, housing Vaillant gas central heating boiler and double glazed windows to rear, overlooking the rear garden.

**BEDROOM 3:** (rear) (10'3" x 9'2") (3.11m x 2.78m) a double bedroom with dual aspect double glazed windows to rear and side and a radiator.

**BEDROOM 4/HOME OFFICE:** (front) (8'9" x 8'0") (2.66m x 2.43m) a single bedroom or useful home office with double glazed window to front, high ceilings and a radiator.

**FAMILY BATHROOM/WC:** a white suite comprising a panelled shower bath with system fed shower over and glass shower screen, low level wc, pedestal wash basin, contemporary radiator/towel rail, part tiled walls, inset spotlights and double glazed windows to side.

## **OUTSIDE**

**FRONT GARDEN:** a level lawned front garden with flower borders containing various shrubs and hedgerow to front offering privacy. There is a pathway laid to slate chippings with stepping stones leading down the right hand side of the property where there is gated access through to the rear garden.

**REAR GARDEN:** (33ft max x 25ft across) (10.06m x 7.62m) a level lawned rear garden with an open south westerly side aspect attracting much of the day's sunshine with raised railway sleeper border to rear containing laurel with an attractive period brick boundary wall behind and three steps up to a raised decked seating area closest to reception 2, offering a sunny seating area and a door from the garden accesses the garage.





**OFF ROAD PARKING & GARAGE:** there is a driveway and a garage accessed off Oakwood Road, with the garage connecting through to the rear garden. The driveway parking provides off road parking for a small family car and leads up to the single garage.

**SINGLE GARAGE:** (15'11" x 7'5") (4.86m x 2.25m) single garage with pitched roof, up and over door and door to rear into the rear garden.

### **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. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

#### **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		84 B
69-80	C		
55-68	D	67 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.**







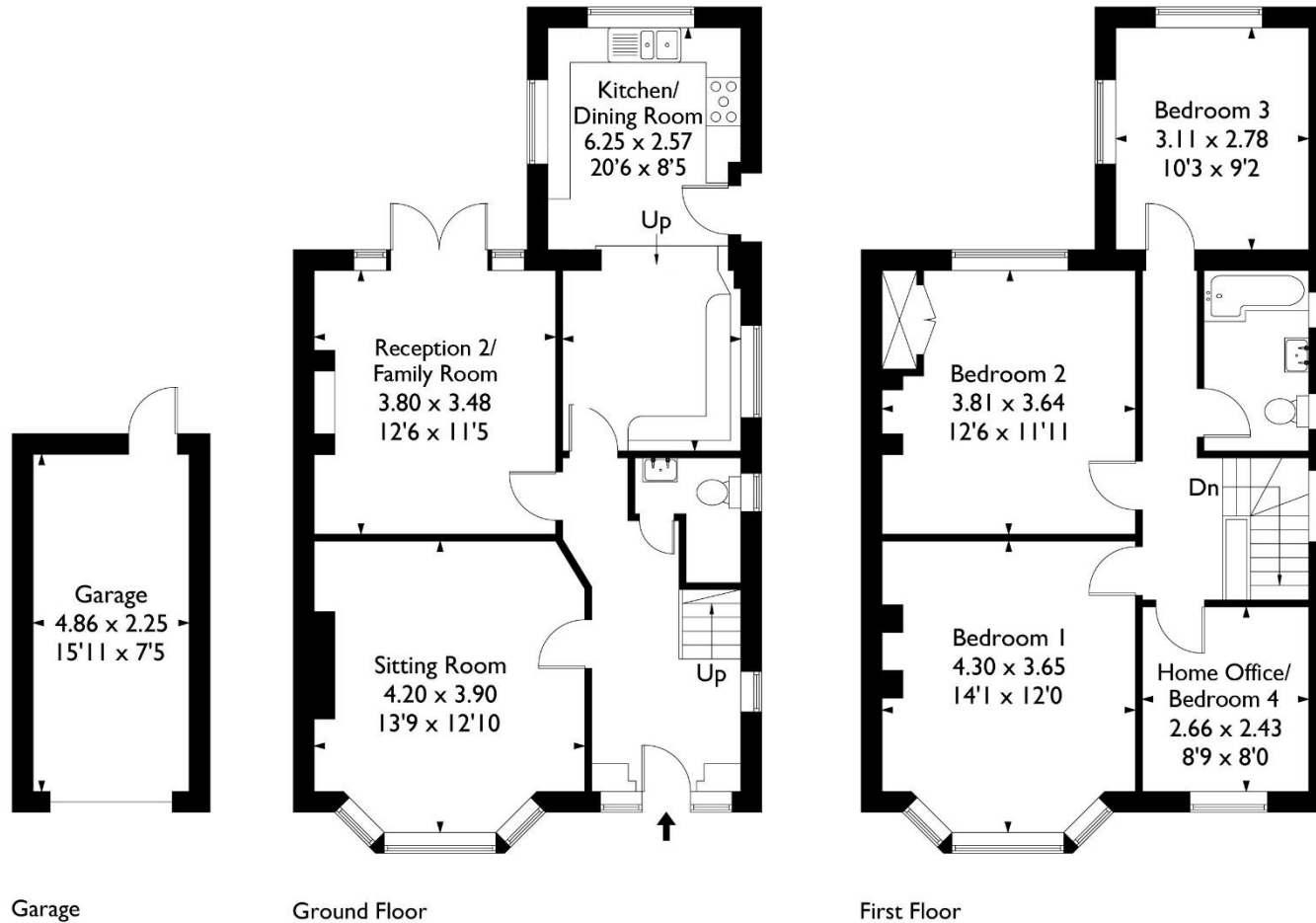


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Approximate Gross Internal Area = 114.43 sq m / 1231.71 sq ft

Garage Area = 10.94 sq m / 117.75 sq ft

Total Area = 125.37 sq m / 1349.46 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.