



25 Grange Park, Henleaze

Guide Price Range: £1,150,000 - £1,250,000

RICHARD
HARDING



25 Grange Park,

Henleaze, Bristol, BS9 4BU

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An individually designed and traditional 4 double bedroom, 2 reception, detached family house with generous gardens and exciting potential.

Key Features

- Built in the 1950s by reputed local builder William John Voke in one of the finest tree-lined roads in Bristol and set in good grounds of circa 0.18 of an acre.
- Tucked away off Grange Park via a drive shared with one other property – it is a truly peaceful haven.
- An exciting opportunity for upgrading/refurbishment and/or extension/development subject to obtaining any necessary consents.
- No. 25 is a light and bright home with a number of dual aspect rooms.
- Enjoys a delightful circa 80ft x 60ft southerly facing rear garden, and with plenty of driveway parking and a garage at the front (see below).
- Within a short level walk to the amenities on Henleaze Road with an impressive range of independent shops, restaurants/cafes, Waitrose, local library and cinema and also to the open spaces of the Downs.
- Excellent local schooling with Henleaze Infant and Junior School, Redmaids' High School and Badminton School all within circa 750 metres.
- **Ground Floor:** entrance hallway, sitting room, dining room/family room, shower/wc (adapted from the integral garage), kitchen, utility, storage, cloakroom/wc.
- **First Floor:** landing, bedroom 1 with en suite shower room/wc, bedroom 2 with shower room, bedroom 3, bedroom 4, family bathroom/wc.
- Sold with no onward chain so a prompt move is possible.
- A rare chance to create your own perfect home within such idyllic and peaceful grounds.





GROUND FLOOR

APPROACH: from Grange Park find the sign for 25/27 and follow the driveway which approaches these two houses and after approximately 100 metres find No. 25 on your left hand side. Pass across the private driveway and path which leads up to the covered front door which opens into:-

ENTRANCE HALLWAY: ceiling coving, doors radiate off to the sitting room, dining/family room, kitchen and cloakroom/wc and staircase rises to first floor landing. Radiator and understairs storage cupboard which houses the fuse board and electricity meter.

SITTING ROOM: (20'2" x 12'0") (6.11m x 3.66m) ceiling coving, Crittall windows with secondary glazing overlooking the front garden and wooden casement side glazing and double glazed double doors open onto the rear garden. Clay gate style brick fireplace with gas coal effect fire and tiled hearth, 2 radiators.

DINING ROOM/FAMILY ROOM: (13'0" x 11'1") (3.97m x 3.37m) Crittall windows to front elevation, radiator, door leads back into the kitchen and also to a

Walk in shower room/wc: (the latter room and has been converted from the rear section of the integral garage). It has a white suite with low level wc, wall mounted wash hand basin and wet room shower arrangement with electric shower and wall tiling, extractor fan, double glazed window to side elevation and heated towel rail.

KITCHEN: (11'5" x 11'1") (3.48m x 3.36m) a range of base and wall mounted units with roll edged work surfaces and tiled splashbacks with gas hob and with extractor hood and electric double oven, plumbing for dishwasher, breakfast bar, Crittall window overlooking the rear garden and door leads through to:-

UTILITY ROOM: (11'0" x 10'2") (3.36m x 3.11m) plumbing for washing machine and space for dryer, rudimentary range of utility units with stainless steel sink unit with drainer, space for fridge/freezer, Crittall windows to rear garden and part glazed wooden door leads onto the garden. Radiator, door leads off to storage area (again originally the back of the garage) and there is a wall mounted Worcester gas boiler.

CLOAKROOM/WC: white suite comprising low level wc, wash hand basin set in vanity unit with cupboards beneath, window to rear elevation, radiator, ceiling coving.



FIRST FLOOR

LANDING: Crittall window to front elevation provides plenty of natural light to the landing and doors radiate off to all rooms on this floor and 2 useful storage cupboards and ceiling access to loft with drop down ladder.

BEDROOM 1: (16'4" x 10'11") (4.99m x 3.34m) Crittall windows overlooking the rear garden and also to the side, with 2 radiators, good range of built in wardrobes and storage accommodation, door opens into:-

En Suite Shower Room/wc: low level wc, pedestal wash hand basin with extensive wall tiling, tiled shower with electric shower, radiator, obscure window to the front elevation.

BEDROOM 2: (16'9" x 12'0") (5.11m x 3.66m) Crittall window overlooking the rear garden with further similar style side window, 2 radiators, built in wardrobe and opening to:-

Shower Room: shower with tiled surround and electric wall mounted shower unit, wash hand basin set in vanity unit with cupboards beneath and Crittall windows to front elevation and radiator.

BEDROOM 3: (11'0" x 10'10") (3.35m x 3.30m) ceiling coving, pedestal wash hand basin, Crittall window to rear elevation, radiator.

BEDROOM 4: (11'0" x 10'0") (3.36m x 3.05m) ceiling coving, radiator, Crittall window to front elevation.

FAMILY BATHROOM/WC: white suite comprising low level wc, pedestal wash hand basin, panelled bath with tiled surround and mixer tap with hand held shower attachment. Crittall windows to rear elevation, recessed medicine cabinet, radiator.



OUTSIDE

GARDENS: sat in approx. 0.18 of an acre this house has delightful gardens surrounding the house described and measured separately as follows:

FRONT GARDEN: providing off street parking for at least 3 to 4 cars in front of a lawned front garden with deep well-stocked flower and shrub beds. Pathways either side of the house lead through to the rear garden which is an absolute delight and a very peaceful haven.

REAR GARDEN: (circa 80ft x 60ft) (24.38m x 18.29m) mainly laid to lawn with deep and well stocked flower beds and well stocked with a plethora of shrubs, flowering plants, bushes and trees. Patio area close to the house for sitting out and enjoying the southerly aspect sunshine, with two apple trees, one eater and one cooker and a garden shed. Fenced and hedge boundaries and well screened to the rear. An oasis of calm.

INTEGRAL GARAGE: glazed double doors open to a reduced garage space. The original garage which lead from the front of the house through to the utility has been adapted to incorporate 3 elements as depicted in the floorplan namely a storage area and downstairs shower room (previously mentioned in these particulars) and the third element which is located to the front and accessed via the double doors which affords further storage accommodation with high level gas meter. There is also a further garden store accessed to the left hand side elevation.

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: G

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		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

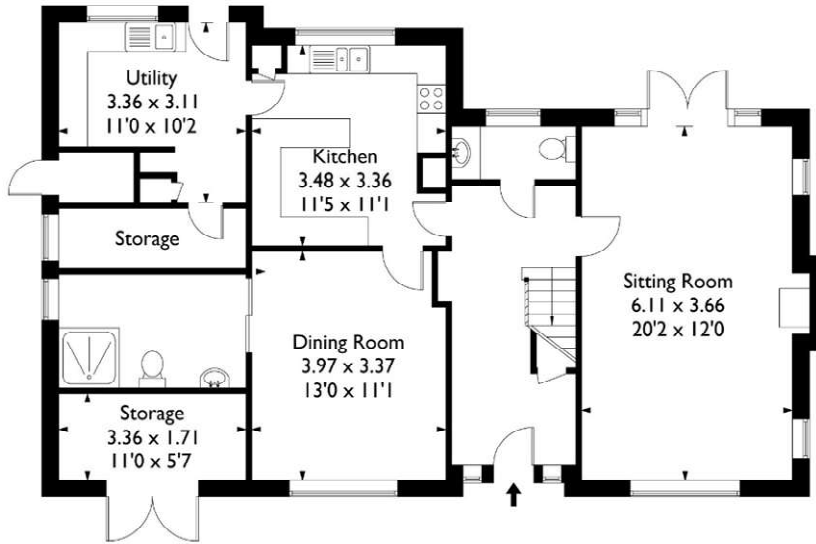
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



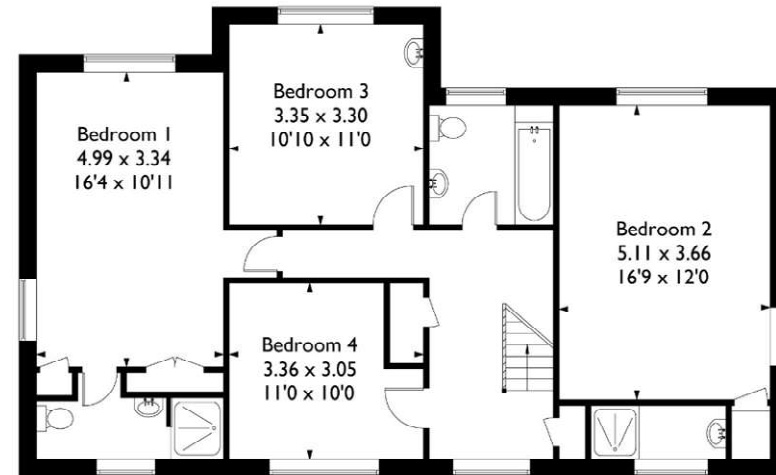


Grange Park, Henleaze, Bristol BS9 4BU

Approximate Gross Internal Area 173.0 sq m / 1862.5 sq ft



Ground Floor



First Floor

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.