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26 Henleaze Gardens, Henleaze  
Guide Price £1,350,000 - £1,400,000

RICHARD  
HARDING







# 26 Henleaze Gardens,

Henleaze, Bristol, BS9 4HJ

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Situated along a much sought after tree-lined road in Henleaze, a beautifully presented and exceedingly spacious, 5 double bedroom, 3 bath/shower room, 3 reception room, semi-detached Edwardian period family home with well-stocked level rear garden.

## Key Features

- Highly sought after location close to the Downs and within a short level stroll of the shops, cafes and amenities of Henleaze Road, also within 700 metres of Elmlea Junior/Infant School, St Ursula's Primary School and Henleaze Infant/Junior School, as well as being on the doorstep of Independent schools such as Redmaids and Badminton.
- Having been in our vendor clients ownership for the last 31 years and having been fastidiously well-maintained and enhanced during their stewardship.
- There is a delightful principal bedroom which enjoys the benefit of both an en-suite bath/shower room and dressing room.
- **Ground Floor:** reception hall, cloakroom/wc, drawing room, sitting room with interconnecting folding doors to dining area, kitchen with integrated appliances, utility room.
- **First Floor:** landing, principle double bedroom with en-suite bath/shower room and dressing room, two further double bedrooms, family bathroom.
- **Second Floor:** part galleried landing, two further double bedrooms (five bedroom in total), additional bathroom.
- **Outside:** easy maintenance front garden, well stocked rear garden with sitting out area and useful garden shed.





## **GROUND FLOOR**

**APPROACH:** from the pavement, there is a dwarf stone wall with wrought iron pedestrian gate and pathways leading to both the front door and to the rear garden via a side gate. Solid wood panelled front door with stained glass panels and a stained glass arched fanlight, opening to:-

**ENTRANCE VESTIBULE:** part stained glass sash window to the front elevation, tall moulded skirtings, simple moulded cornicing, meter cupboard, ceiling light point. Part stained glass leaded light doors with matching overlights, opening to:-

**RECEPTION HALL:** a most impressive entrance to this spacious family home with 10ft ceiling height and an elegant turning staircase ascending to the first floor, having mahogany handrail and ornately carved spindles. Tall moulded skirtings, dado rail, simple moulded cornicing, radiator, ceiling light point. Useful cloakroom cupboard with wall light and double doors to an understairs storage cupboard. Panelled doors with moulded architraves, opening to:-

**DRAWING ROOM:** (19'5" x 17'0") (5.92m x 5.19m) box bay window to the front elevation comprising six part multi-paned sash windows enjoying an attractive outlook. Central period fireplace, cast iron surround, decorative tiled slips, slate hearth and an ornately carved Carrara marble mantel piece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded cornicing, two radiators, ceiling light point.

**SEPARATE WC:** low level dual flush wc, wall mounted wash hand basin, tiled walls to dado height, part stained glass window to the front elevation, wall light point, radiator.

**SITTING ROOM:** (20'9" x 15'3") (6.33m x 4.65m) an exquisite reception space inter-connected to the dining area via a wide wall opening with folding panelled doors. Having a pair of large multi-paned sash windows overlooking the rear garden. Central period fireplace with coal effect gas fire, tiled surround and hearth plus ornately carved wooden mantel piece. Recesses to either side of the chimney breast, wooden flooring, tall moulded skirtings, picture rail, ornate moulded cornicing, two radiators, ceiling light point.

**DINING ROOM:** (13'3" x 11'5") (4.04m x 3.37m) large multi-paned sash window overlooking the rear garden, base level cabinets and drawers with solid wooden worktop over plus wall hung glazed display cabinets. Wooden flooring, tall moulded skirtings, chimney breast with inset coal effect gas stove, picture rail, ornate moulded cornicing, ceiling light point, two radiators. Open doorway through to:-

**KITCHEN:** (21'0" x 7'10") (6.39m x 2.38m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and plate rack. Roll edged granite worktop surfaces with matching upstands, splashback tiling and pelmet lighting. Undermount 1½ bowl stainless steel sink with swan neck mixer tap. Britannia range cooker with double oven and 5 ring gas hob plus stainless steel extractor hood. Integral dishwasher and microwave. Space for double width fridge and freezer. Tiled flooring with electric underfloor heating, moulded skirtings, radiator, three ceiling light points. Multi-paned wooden double glazed double doors with side panels overlooking and opening externally to the rear garden. Additional multi-paned wooden double glazed door also giving access to the rear garden. Panelled door to:-

**UTILITY ROOM:** base level cabinets, roll edged granite worktops with matching upstands and splashback tiling, stainless steel sink with draining board to side and mixer tap. Space and plumbing for washing machine, space for tumble dryer, window to the side elevation, ceiling light point, radiator, wall mounted Worcester Bosch gas fired combination boiler.

## **FIRST FLOOR**

**LANDING:** wide turning staircase ascending to the second floor enjoying plenty of natural light via a Velux window. Tall moulded skirtings, dado rail, simple moulded cornicing, ceiling light point. Panelled doors with moulded architraves, opening to:-

**BEDROOM 1:** (18'6" x 15'11") (5.65m x 4.86m) box bay window to the front elevation comprising six part multi-paned sash windows, ornate cast iron fireplace with decorative tiled slips and hearth, recesses to either side of the chimney breast, tall moulded skirtings, radiator, picture rail, simple moulded cornicing, ceiling light point. Panelled doors with moulded architraves, opening to:-

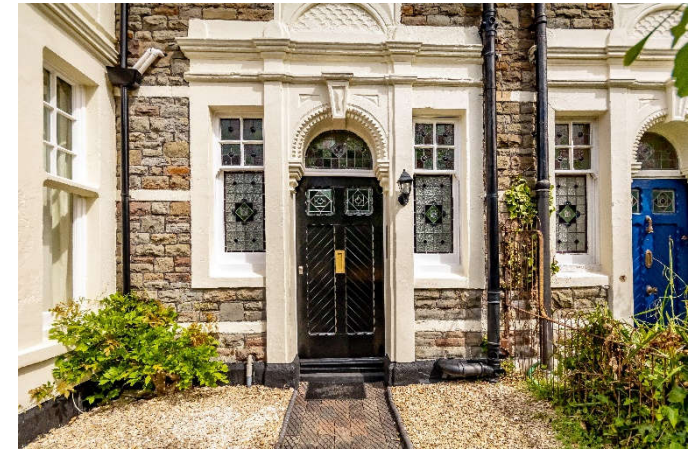
**Dressing Room:** space for wall to wall built in wardrobes, simple moulded cornicing, ceiling light point. Door returning to the landing.

**En-Suite Bath/Shower Room:** free standing roll top bath with wall mounted mixer tap. Low level dual flush wc. Pedestal wash hand basin with mixer tap. Corner shower cubicle with wall mounted shower unit plus hand held shower attachment and an overhead circular shower. Tiled flooring with underfloor heating, majority tiled walls, Victorian style heated towel rail/radiator, part multi-paned double glazed sash window to the front elevation, simple moulded cornicing, radiator.

**BEDROOM 2:** (15'2" x 13'4") (4.63m x 4.06m) tall sash window to the rear elevation, chimney breast with recesses to either side, tall moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point.

**BEDROOM 3:** (12'4" x 11'9") (3.75m x 3.58m) sash window to the rear elevation with radiator below, tall moulded skirtings, picture rail, simple moulded cornicing, ceiling light point.





**FAMILY BATH/SHOWER ROOM/WC:** panelled bath with mixer tap and telephone style shower attachment. Low level flush wc. Corner shower cubicle with built in shower unit plus hand held shower attachment and an overhead circular shower. Pedestal wash hand basin. Tiled flooring with underfloor heating, Victorian style heated towel rail/radiator, obscure glazed sash window to the side elevation, coved ceiling, extractor fan.

## **SECOND FLOOR**

**PART GALLERIED LANDING:** part galleried over the stairwell and enjoying natural light via the aforementioned Velux window. Ceiling light point, moulded skirtings, dado rail, radiator. Door to useful loft storage room itself with a Velux window and secondary gas fired combination boiler. Panelled doors with moulded architraves, opening to:-

**BEDROOM 4: (18'4" x 12'8") (5.60m x 3.72m)** part multi-paned double glazed sash window to the front elevation with radiator below, decorative arched recess, moulded skirtings, ceiling light point.

**BEDROOM 5: (14'2" x 13'1") (4.32m x 4.00m)** part multi-paned double glazed sash window to the front elevation with radiator below, moulded skirtings, chimney breast with recesses to either side, ceiling light point.

**BATHROOM/WC:** panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin with splashback tiling, low level flush wc, moulded skirtings, Velux window to the side elevation with fitted blind, radiator, ceiling light point.

## **OUTSIDE**

**FRONT COURTYARD:** designed for ease of maintenance and stone chipped with an established tree to one corner. Pedestrian side gate leading to:-

**REAR GARDEN:** a delightful well-stocked landscaped rear garden enclosed on all three sides by a mixture of walling and trellising with established climbers for added privacy. Immediately to the rear of the house there is a paved patio with ample space for garden furniture and beyond this a shaped lawn set within a pebble border with raised flower beds featuring an array of flowering plants and mature shrubs. Situated at the end of the garden there is a further patio with pergola and an ideal space for which to enjoy the evening sun. Set behind trellis screening there is a useful garden shed. Outside hot and cold water taps and electricity socket.

## **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

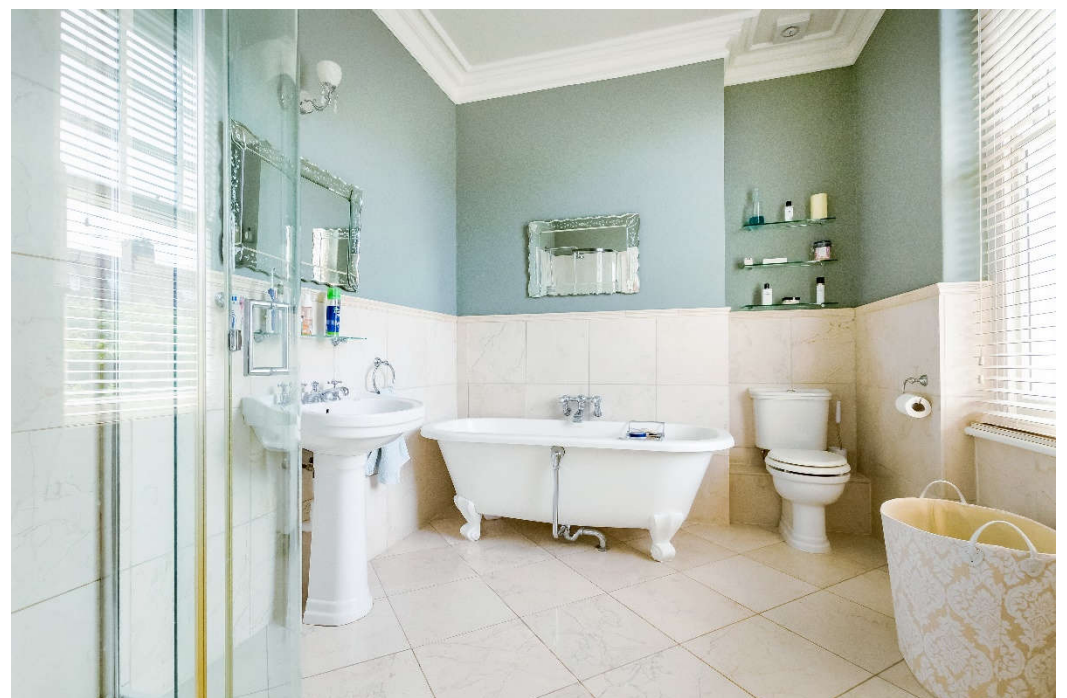
## **PLEASE NOTE:**

- 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		69 C
55-68	D		
39-54	E	41 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 Gardens, Henleaze, Bristol BS9 4HJ

Approximate Gross Internal Area 267.10 sq m / 2875.10 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.