



235 Cranbrook Road, Redland

Guide Price £900,000

RICHARD
HARDING



235 Cranbrook Road,

Redland, Bristol, BS6 7QY

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A substantial circa 2,225 sq.ft., 5 double bedroom, 3 reception room 1920's semi-detached family home with south westerly facing rear garden, single garage and parking space via rear access lane.

Key Features

- The house is both bright and spacious and the neighbourhood has a great deal to offer positioned on a tree-lined road within 480 metres of Redland Green School, 430 metres of Westbury Park Primary School.
- **Ground Floor:** reception hallway, bay fronted sitting room, dining room, breakfast room and kitchen.
- **Landing:** bedroom 2 with en suite shower room, bedroom 3, bedroom 4, bedroom 5 and family bathroom/wc.
- **Second Floor:** landing, bedroom 1 with en suite shower room/wc.
- **Outside:** low maintenance front garden and south westerly facing rear garden which is mainly laid to lawn with single garage, side and rear access and off street parking for one vehicle.
- Located just a short walk from Coldharbour Road, Waitrose is also nearby and also within close proximity to Henleaze High Street and Gloucester Road.





GROUND FLOOR

APPROACH: from the pavement of Cranbrook Road proceed through the iron gate up the steps to the open fronted porch where the entrance door to the property can be found immediately in front you. Double stained glass doors lead into the generous reception hall.

RECEPTION HALL: having an elegant staircase ascending to the first floor, understairs storage cupboard, tall ceilings with ceiling light pint, cornicing, picture rail, radiator, stripped wooden flooring, tall moulded skirting boards, doors radiate to sitting room, dining room and breakfast room.

SITTING ROOM: (18'9" x 14'5") (5.71m x 4.40m) box bay window to the front elevation comprising 6 double glazed windows with overlights, central fireplace with wooden mantle, built in cabinetry to either side of chimney breast, ceiling light point, coving, picture rail, radiator, moulded skirting boards.

DINING ROOM: (16'1" x 12'5") (4.89m x 3.78m) tall ceilings with ceiling light point, large double glazed windows overlooking the private rear garden, coving, central feature fireplace with marble hearth and wooden mantle, built in cabinetry to either side of chimney breast, radiator, moulded skirting boards.

BREAKFAST ROOM: (11'6" x 11'0") (3.50m x 3.35m) tall ceilings with ceiling light point, double glazed window overlooking the rear elevation, built in storage cupboard to one side of chimney breast, picture rail, radiator, stripped wooden flooring, skirting boards, door leading to:-

KITCHEN: (13'11" x 8'10") (4.24m x 2.70m) fitted with a matching range of wall, base and drawer units with square edge wood effect laminate worktop over, 1½ bowl stainless steel sink with mixer tap over and drainer unit to one side, single oven with induction hob and extractor fan over, wall mounted Worcester boiler concealed within kitchen cabinetry, integrated fridge and dishwasher, space for washing machine, 2 ceiling light points, double glazed windows to side and rear elevation, wood effect tiled flooring, door leading out onto rear garden.

FIRST FLOOR

LANDING: ceiling light point, staircase rising to second floor landing, picture rail, skirting boards, doors leading to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and family bathroom/wc.

BEDROOM 2: (17'5" x 14'5") (5.32m x 4.40m) box bay window to front elevation comprising 6 double glazed windows, an array of built in wardrobes with hanging rails and storage shelving, tall ceilings with 2 ceiling light points, picture rail, radiator, moulded skirting boards, door leading to:-

En Suite Shower/wc: a white suite comprising of low level wc, wall mounted wash hand basin, double shower enclosure with system fed shower over, ceiling light point, extractor fan, obscure double glazed window to the side elevation, wall mounted towel radiator, tiled flooring, moulded skirting boards.

BEDROOM 3: (13'0" x 11'6") (3.95m x 3.50m) a double bedroom with 2 ceiling light points, picture rail, double glazed windows overlooking the rear garden, radiator, moulded skirting boards.

BEDROOM 4: (11'5" x 10'6") (3.49m x 3.21m) a double bedroom with ceiling light point, double glazed window overlooking the rear garden, built in storage shelving to either side of chimney breast, painted cast iron feature fireplace, radiator, moulded skirting boards.

BEDROOM 5: (10'5" x 8'11") (3.17m x 2.73m) ceiling light point, double glazed window to the front elevation, picture rail, radiator, moulded skirting boards.

FAMILY BATHROOM/WC: a white bathroom suite comprising low level wc, pedestal wash hand basin, panelled bath with electric Mira shower over, shower screen, tiled surrounds, ceiling light point, obscure window to the side elevation, radiator, tiled flooring, moulded skirting boards.

SECOND FLOOR

LANDING: door leading to:-

BEDROOM 1: (25'2" x 21'2") (7.68m x 6.44m) a large principal bedroom with generous ceiling height due to large dormer, inset ceiling downlighters, 2 sets of double glazed windows to the rear elevation, obscured double glazed window to the side elevation and Velux ceiling skylight to the front elevation, 2 radiators, eaves storage, moulded skirting boards, door leading to:





En Suite Shower Room/wc: a white suite comprising of low level wc, pedestal wash hand basin with tiled splashback, shaver socket, corner shower enclosure with system fed shower over, inset ceiling downlighters, wall mounted chrome towel radiator, tile effect flooring, moulded skirting boards.

OUTSIDE

FRONT GARDEN: designed for ease of maintenance and mainly laid to chippings with an array of mature trees, shrubs and plants to the borders, steps leading to front entrance door enclosed by brick boundary walls.

REAR GARDEN: a sunny south westerly aspect which is mainly laid to lawn with patio area closest to the property, central pathway gives access to the rear of the garden. There are a variety of mature trees and plants to the borders enclosed by brick wall boundaries and wooden fencing, wooden gate to rear. Outside light and water tap. There is also a hard standing area which provides parking for one vehicle (via rear access lane).

SINGLE GARAGE: (17'0" x 10'6") (5.19m x 3.21m) with up and over door, pitched roof and pedestrian access door, double glazed side window, high level boarded storage area, ceiling light point, power and space for utility storage if needed.

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.

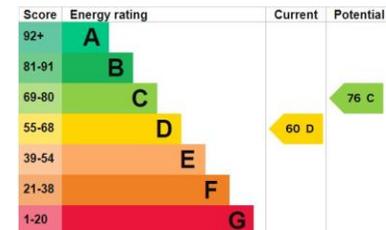
TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

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



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



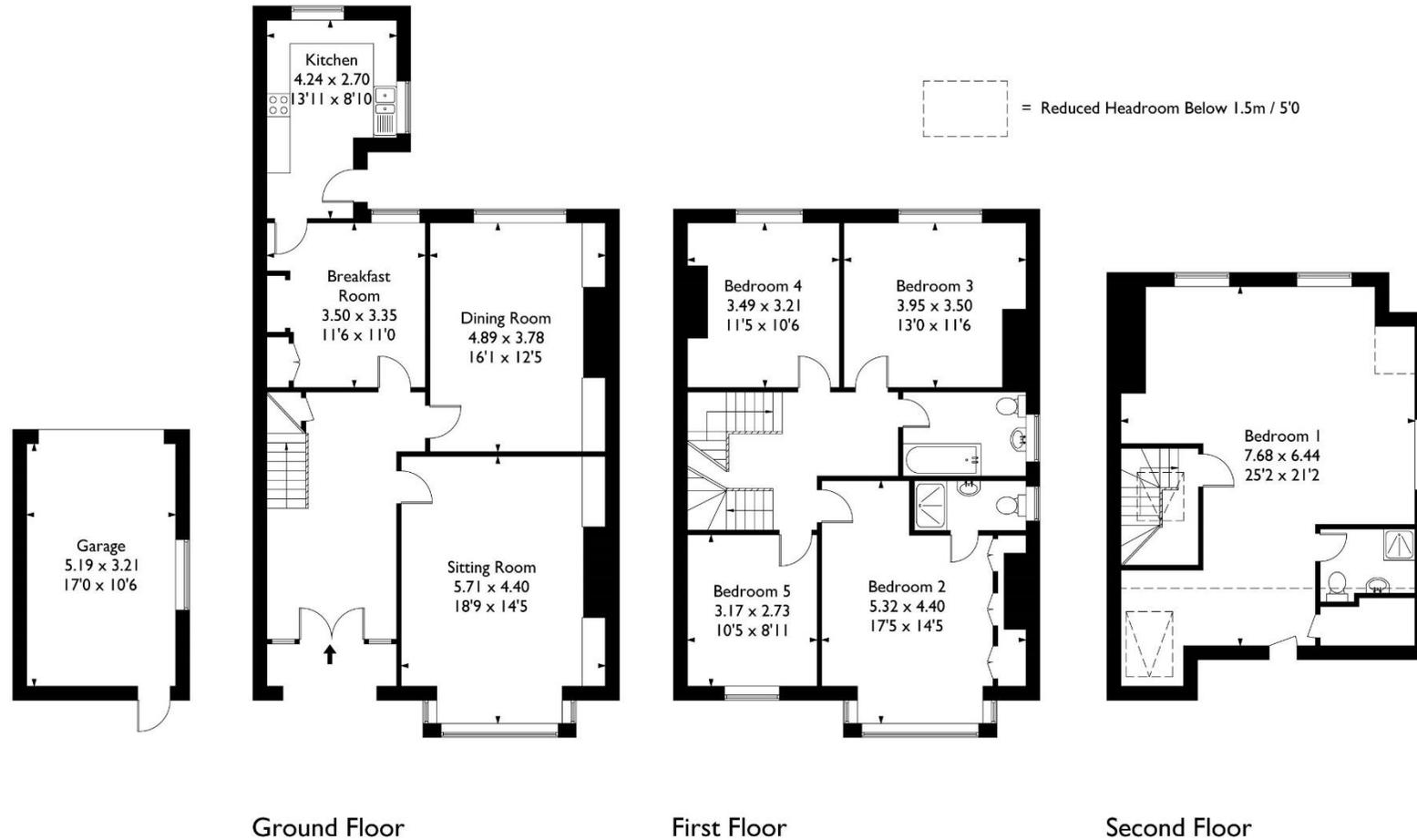
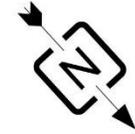


Cranbrook Road, Bristol, Redland BS6 7QY

Approximate Gross Internal Area 206.70 sq m / 2225.30 sq ft

Garage Area 16.70 sq m / 179.30 sq ft

Total Area 223.40 sq m / 2404.60 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.