



27 Russell Grove, Westbury Park/Henleaze Borders

Guide Price £850,000

RICHARD
HARDING



27 Russell Grove,

Westbury Park/Henleaze Borders, Bristol, BS6 7UD

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An attractive and well-positioned, 3 double bedroom, 2 reception room, 1920's detached two-storey family home with delightful and well-maintained gardens, driveway parking and garage.

Key Features

- The property is set amongst the desirable 'Groves' – a collection of roads with convenient and level access to Henleaze high street/North View with a range of independent shops (including a Waitrose, a cinema and medical centre), cafes and neighbourhood eateries. Not much further in the opposite direction is Gloucester Road with a further range of eclectic shops, cafes and restaurants and within walking distance to three pubs. Local schooling is available, within a few hundred metres of Henleaze Infant and Primary School, Westbury Park Primary School and within 1km of Redland Green Secondary School.
- **Ground Floor:** reception hall, dual aspect sitting room (16'4" x 15'0"), dining room (15'7" x 13'10"), large kitchen/breakfast room (23'8" x 9'10"), cloakroom/wc.
- **First Floor:** landing, bedroom 1 (15'0" x 14'3"), bedroom 2 (14'2" x 13'11"), bedroom 3 (13'11" x 10'10") and family bathroom/wc.
- **Outside:** front, side and rear gardens, off-street parking and garage.
- An excellent detached house with generously proportioned rooms in a convenient location for nearby amenities.





GROUND FLOOR

APPROACH: from the pavement pass through gateway and up path to an open porch with quarry tiled floor, outside light, main entrance door with stained glass leaded lights and stained glass leaded windows to either side and above.

RECEPTION HALL: (21'2" x 5'8" inclusive of staircase) (6.45m x 1.73m) coved ceiling, picture rail, low level cupboard housing gas pipe, radiator, oak flooring, staircase rising to first floor landing, doors lead off to all rooms on ground floor.

SITTING ROOM: (front) (16'4" max into bay x 15'0" max into chimney recess) (4.97m x 4.56m) ceiling coving and centre rose, picture rail, square bay with upvc double glazed windows with stained glass leaded overlights (matched to the original stained glass design on front door), upvc double glazed window with stained glass leaded overlights to side elevation. Feature oak fireplace surround with decorative inset polished cast iron fireplace with inset gas coal effect fire, slate hearth, two radiators, stripped wooden floorboards.

DINING ROOM: (side) (15'7" max into square bay x 13'10" max into chimney recess) (4.75m x 4.21m) ceiling coving and centre rose, picture rail, square bay to side elevation with upvc double glazed windows with stained glass leaded overlights (matched to original design), built in storage cupboards providing window seat, ornate cast iron fireplace with slate hearth, two radiators.

KITCHEN/BREAKFAST ROOM: (rear) (23'8" x 9'10" max) (7.22m x 2.99m) contemporary modern kitchen comprising excellent range of base and wall mounted units with solid oak fronted cupboards, stainless steel handles and under cupboard lights (not currently working), solid black granite worktops and upstands, undermount 1½ bowl stainless steel sink with swan neck mixer tap, built in Bosch dishwasher, space and plumbing for large American style fridge/freezer, space for range style gas/electric cooker with stainless steel splashback and large stainless steel extractor chimney, space and plumbing for washing machine, space for tumble dryer, Vaillant gas boiler concealed behind oak cupboard front, ceiling mounted spotlights, two upvc double glazed windows, radiator, separate area for dining table and chairs, glazed wooden double doors giving access out onto the rear garden, 'Chinese' slate flooring.

CLOAKROOM/WC: two steps lead down to cloakroom/wc; white suite comprising low level flush wc, wall mounted wash hand basin with limestone mosaic tiled splashbacks, understairs storage cupboard also housing electric meters and fuse boxes, upvc double glazed window.



FIRST FLOOR

LANDING: ceiling coving, picture rail, large upvc double glazed window to side elevation, loft hatch with drop down ladder, doors lead off to all rooms on first floor.

BEDROOM 1: (front) (15'0" into chimney recess x 14'3") (4.58m x 4.34m) ceiling coving and centre rose, picture rail, upvc double glazed windows with stained glass leaded overlights to front and side elevations, radiator, two wall light points.

BEDROOM 2: (rear) (14'2" x 13'11" into chimney recess) (4.32m x 4.23m) ceiling coving, picture rail, upvc double glazed window with stained glass leaded overlights, radiator.

BEDROOM 3: (rear) (13'11" x 10'10") (4.23m x 3.30m) picture rail, upvc double glazed window, radiator.

FAMILY BATHROOM/WC: (side) (9'1" x 5'8") (2.77m x 1.73m) ceiling cornice and rose, modern fitted white suite comprising low level wc with hidden cistern, wash hand basin with shelving to sides and storage cupboards under, contemporary stainless steel mixer tap, modern P shaped panelled bath with mains fed shower over and curved glass shower screen, limestone mosaic wall tiling, heated towel rail, radiator, upvc double glazed window with stained glass leaded lights over, tiled flooring.

OUTSIDE

OFF-STREET PARKING: driveway to side of the property with tandem parking for up to 3 cars and leading up to garage.

GARAGE: (16'1" x 7'6") (4.91m x 2.29m) up and over door, power and light, door at side giving access to rear garden, upvc double glazed window to side elevation.

FRONT/SIDE GARDEN: (circa 46ft x 21ft min extending to max width of 38ft) (14.02m x 6.40m/11.58m) pretty and well maintained gardens – mainly laid to lawn with various flower plant and shrub borders including mature fuchsia and climbing rose/clematis. Gardens are fully enclosed by attractive fencing and trellis. The front garden extends around to side of property and leads to rear garden via wooden archway.



REAR GARDEN & PATIO: adjacent to one another and slightly overlapping, but described and measured separately as follows:-

Patio Area: (circa 23'0" x 12'8") (7.01m x 3.86m) with attractive large flagstone style paving, plenty of space for table and chairs, door giving access to garage and double doors to kitchen/breakfast room.

Rear Garden: (circa 38'0" x 13'6") (11'58m x 4.11m) well-tended garden, mainly laid to lawn with raised well-stocked planting bed at one end. Shallow steps rise to side and front garden – with pergola and climbing plants. Rear garden fully enclosed by attractive fencing on one side and walling on two sides, raised decking area with double doors to kitchen/breakfast room.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 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.



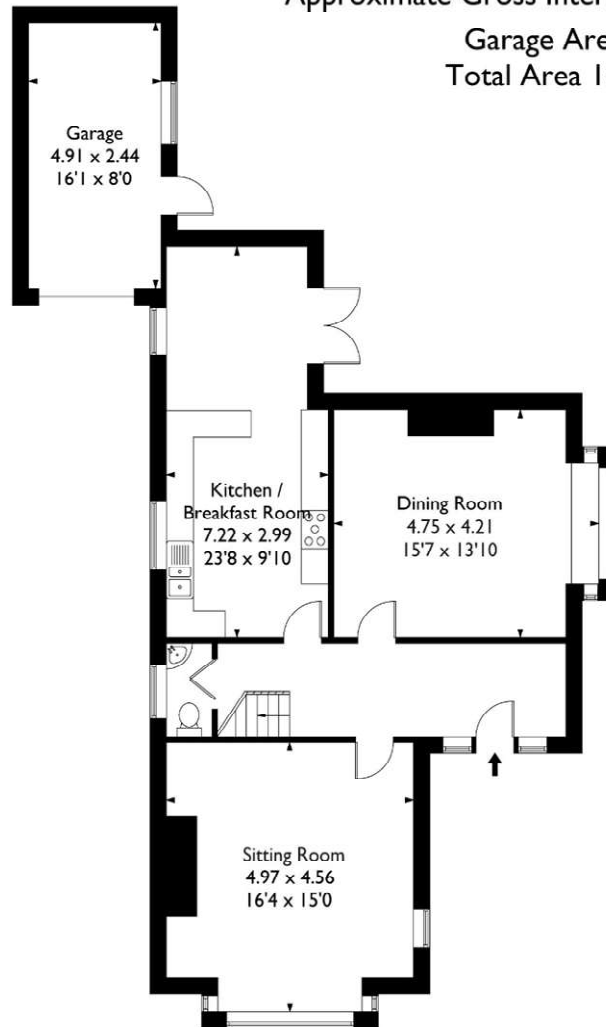


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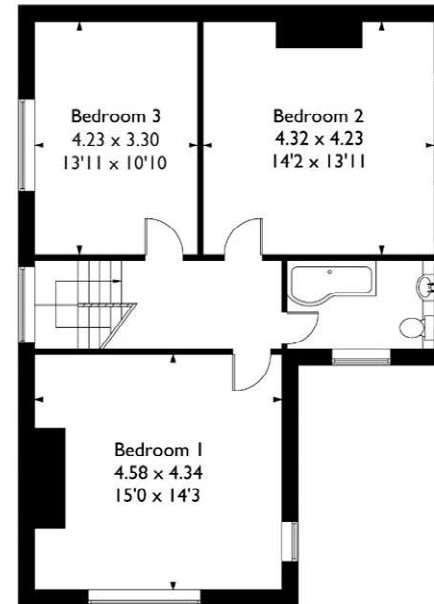
Approximate Gross Internal Area 141.40 sq m / 1521.90 sq ft

Garage Area 12.0 sq m / 129.0 sq ft

Total Area 153.40 sq m / 1650.90 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.