



20 West Broadway, Henleaze
Guide Price £750,000

RICHARD
HARDING



20 West Broadway,

Henleaze, Bristol, BS9 4TB

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A bright, well-arranged and surprisingly spacious 4 bedroom (1 with en-suite) 1930's family home, enjoying a wonderful extended kitchen/dining/family space, a glorious 75ft x 20ft rear garden and useful rear access offering the potential for parking and/or garaging.

Key Features

- Located on a well-regarded and peaceful tree-lined road within just a couple of hundred metres of green spaces, cafe and tennis club of Horfield Common. Local shops in Henleaze are also within easy reach, as are Gloucester Road and bus connections to central areas.
- **Ground Floor:** porch opens to a welcoming entrance hallway with good sized understairs storage, bay fronted sitting room connects through to a second reception room which, in turn, accesses the extended kitchen/dining room, creating a pleasing layout.
- **First Floor:** landing, two good sized double bedroom, single bedroom and smart family bathroom.
- **Second Floor:** wonderful loft conversion (converted 6 years ago) providing a principal double bedroom with a large en-suite shower room.
- Superb 75ft landscaped rear garden with useful rear access and a 16'5" x 8'6" (5.0m x 2.6m) garden cabin/shed (formerly a garage). Wood fired hot tub.
- Stylish and well-presented interior.
- Maintained and enjoyed by the current family for 20 years, this much loved family home offers balanced accommodation, smart interior and a gorgeous garden.





GROUND FLOOR

APPROACH: via garden path leading through a level lawned front garden up to the double glazed double doors opening to:-

ENTRANCE PORCH: parquet style wooden flooring with inset floormat and part glazed door leading through into the:

ENTRANCE HALLWAY: a welcoming entrance with original staircase rising to the first floor landing with generous understairs storage cupboards. Exposed original stripped floorboards, radiator, coat hooks and doors leading to:-

SITTING ROOM: (15'2" x 12'1") (4.69m x 3.69m) a light and airy reception room with box bay to front comprising double glazed windows with built-in blinds. Attractive feature fireplace with wood burning stove, tiled hearth and built-in book shelving and cabinetry to chimney recesses. Exposed stripped floorboards, radiator and wide wall opening connecting through to:-

RECEPTION 2/FAMILY ROOM: (13'1" x 10'10") (3.98m x 3.30m) a good sized second reception room, perfect for a playroom, dining room or music room with a feature chimney recess and built-in cupboards to the alcoves. Exposed stripped floorboards and double doors providing a sociable connection through to the:-

KITCHEN/DINING ROOM: (19'0 x 18'8") (5.79m x 5.68m) L-shaped extended sociable space with modern fitted kitchen comprising base and eye level cupboards and drawers with wood block worktop over and inset sink and drainer unit. Integrated appliances include electric oven, 4 ring induction hob and extraction over, dishwasher. Further plumbing and appliance space for American style fridge/freezer and washing machine. Opens up into a light and airy dining space with double glazed windows overlooking the rear garden with central double glazed door also accessing the rear garden. Inset spotlights and wood effect laminate flooring.

FIRST FLOOR

LANDING: doors off to bedrooms 2, 3, 4 and the family bathroom.

BEDROOM 2: (15'6" x 11'4") (4.72m x 3.46m) good sized double bedroom with wide bay to front elevation comprising double glazed windows with built-in blinds. High ceilings, exposed stripped floorboards and radiator.

BEDROOM 3: (13'1" x 11'5") (3.98m x 3.47m) good sized double bedroom with high ceilings, exposed stripped floorboards, radiator and large double glazed window to rear overlooking the rear and neighbouring gardens.

BATHROOM/WC: good sized family bathroom comprising period style claw foot bath with mixer taps, shower attachment over and glass shower screen, low level wc, wash hand basin set into 1950's vanity cabinet, double glazed window to rear elevation. Exposed stripped floorboards, extractor fan and contemporary heated towel rail.

BEDROOM 4/STUDY: (9'1" x 7'6") (2.77m x 2.28m) single bedroom or home office with double glazed window to front elevation, exposed stripped floorboards and radiator.

SECOND FLOOR

LANDING: skylight window, wood flooring and door through to:-

BEDROOM 1: (21'11" x 13'8") (6.67m x 4.17m) an impressive large loft converted (in 2018) double bedroom with two Velux skylight windows to front elevation with integrated blinds, low level storage hatches accessing eaves storage space, wood flooring, radiator, double glazed picture window to rear elevation offering far-reaching views over neighbouring gardens and roof tops of the surrounding area. Inset spotlights, radiator and door accessing:-





En-suite Shower room/wc: good sized en-suite comprising shower enclosure and system fed shower, low level wc, wash basin set into counter with storage drawers below. Double glazed window to rear elevation, heated towel rail, inset spotlights, wood flooring.

OUTSIDE

FRONT GARDEN: a sunny private front garden with high level hedgerow to front. Space for bicycle storage shed, lawned section and pathway leading up to the front door of the property.

REAR GARDEN: (75'0 x 20'0) (22.86m x 6.10m) a particularly good sized lawned rear garden with large paved seating area closest to the property, fenced boundaries, outside tap and large garden shed/cabin at the rear where there formerly was a garage. Gated access out to a useful rear lane.

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 leasehold with the remainder of a 10,000 year lease from 25 March 1926. This information should be checked with your legal adviser.

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

PLEASE NOTE:

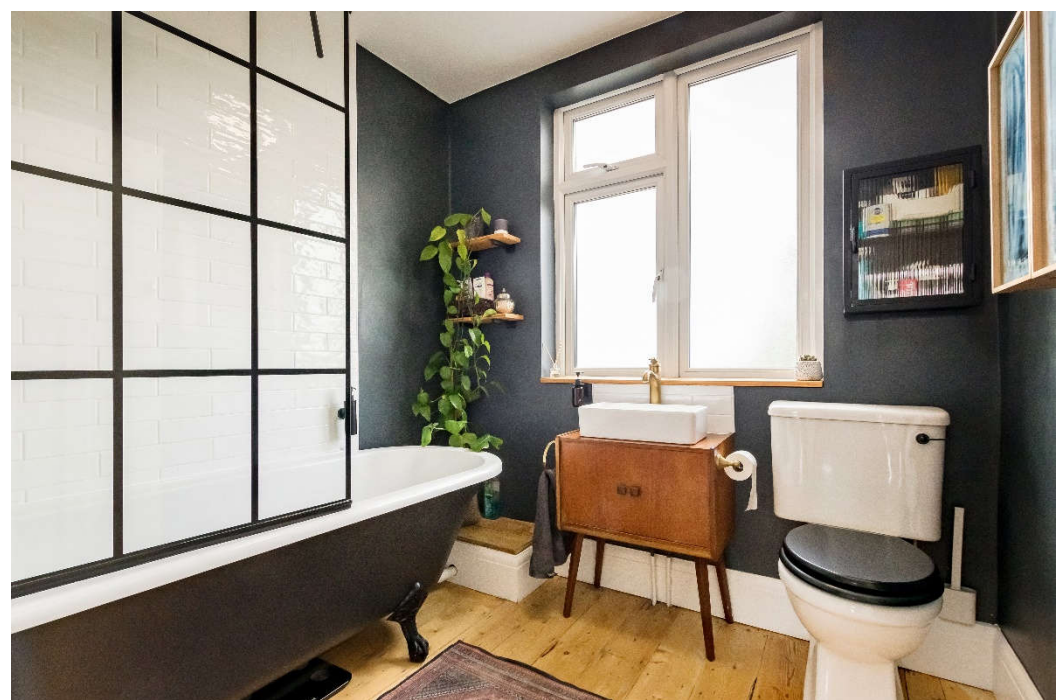
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

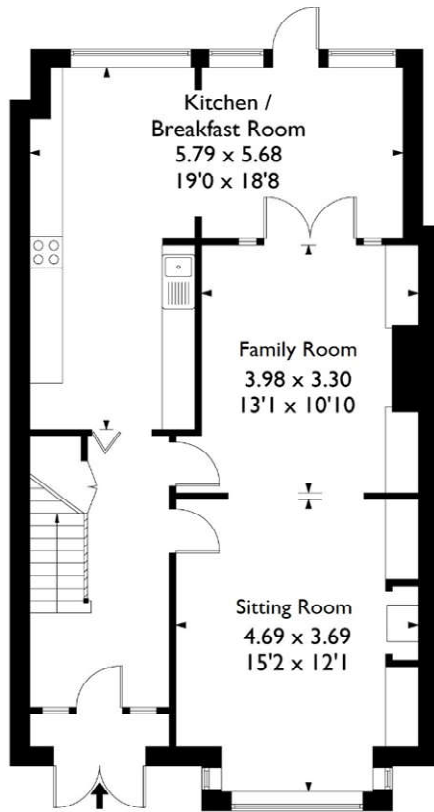
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.






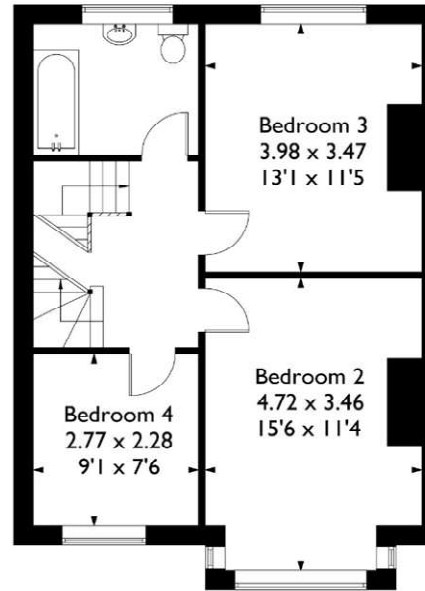
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Approximate Gross Internal Area 148.0 sq m / 1592.6 sq ft

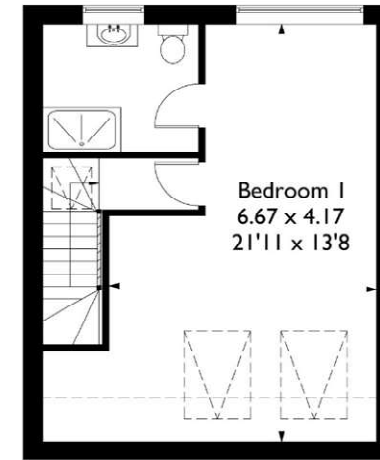


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second 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.