



19 Lawrence Grove, Henleaze
Guide Price £730,000

RICHARD
HARDING



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Henleaze, Bristol, BS9 4EL

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A charming 4 bedroom detached house on a sought after road with near immediate level access to Henleaze high street. It provides a long southerly facing front garden, rear garden, driveway and single garage.

Key Features

- A fantastic location, quiet yet providing a short 2-minute level walk to Henleaze high street.
- Close to Henleaze Infant/Junior Schools.
- Well stocked front and rear gardens.
- Front driveway and single garage providing off road parking.

Route to the Property: approaching from the South, head northbound along Northumbria drive towards Henleaze high street, crossing the mini round about on to Henleaze road. After a short distance turn right on to Lawrence Grove where the property will be found after approximately 100m on the left-hand side.





GROUND FLOOR

APPROACH: property is approached over its driveway onto stone paved pathway intersecting the garage and front garden which leads up a single step to a covered storm porch, with outside lighting. Multi-paned wooden door into: -

ENTRANCE VESTIBULE: short vestibule with radiator and door to front and side.

CLOAKROOM/WC: downstairs cloakroom with obscured wood framed window to front elevation, close coupled wc, hand basin with cupboard below, tiling to half wall height, radiator and tiled flooring.

DINING ROOM: (17'1" x 12'4") (5.21m x 3.75m) double glazed double doors and windows to rear elevation overlooking rear garden with radiator below, internal window to kitchen, open staircase rising to first floor landing via shallow half landing with built-in bookshelving. Understairs storage alcove with a further radiator. Doors to kitchen, sitting room and boiler cupboard.

Boiler Cupboard: floor level boiler, ceiling height metal enclosed fuse board with consumer unit below, 'Potterton' heating controls and tiled flooring.

KITCHEN: (12'11" x 9'9") (3.93m x 2.96m) shallow angled bow window to front elevation with double glazed window overlooking front garden, internal window looking back to dining room, eye and floor level kitchen units with splashback tiling to half wall height, roll edged work surfaces with integrated stainless steel sink flanked by draining boards on both sides and mixer tap over. Integrated AEG double oven, integrated fridge/freezer, space for dishwasher, space for washing machine, integrated AEG 4 ring gas hob with stainless steel splashback and extractor hood above.

SITTING ROOM: (15'9" x 9'11") (4.81m x 3.01m) open plan with adjacent study but can be screened so described separately. Dual aspect room if screen is left open with double glazed double doors to front elevation overlooking garden and further double glazed windows to the rear elevation overlooking the rear garden. Electric fire, radiator on opposing wall. Sliding doors open to:-

STUDY: (9'11" x 6'6") (3.02m x 1.97m) rear window towards rear garden with radiator below and can be screened from the sitting room if required.



FIRST FLOOR

LANDING: long predominately rectangular landing with doors leading to all principal rooms, insulated loft access hatch opens to drop down ladder which leads to a shallow part boarded loft.

BEDROOM 1: (14'3" x 9'9") (4.33m x 2.97m) double glazed windows to rear elevation overlooking rear garden with radiator below and built-in wardrobes.

BEDROOM 2: (10'4" x 10'2") (3.15m x 3.10m) double glazed windows to rear elevation overlooking rear garden with radiator below, built-in wardrobes and wood effect flooring.

BEDROOM 3: (10'4" x 10'1") (3.14m x 3.08m) double glazed windows to front elevation overlooking street scene and front garden with radiator below and built in wardrobes.

BEDROOM 4: (9'9" x 7'0") (2.98m x 2.13m) single bedroom with double glazed windows to front elevation overlooking street scene views and front garden, with radiator below and built in wardrobes.

BATHROOM/WC: obscured double glazed windows to front elevation, bathroom suite comprising of P shaped bath with side mixer tap and mains fed shower, WC with concealed cistern, hand basin, heated towel rail, tiling to half wall height extending to ceiling height around bath enclosure.



OUTSIDE

FRONT GARDEN: (approximately 48'7" x 26'9" including driveway) (14.80m x 8.15m) a very pleasant southerly facing lawned garden sits the property well back from the road with an array of well-tended shrubs and trees. A stone pathway provides pedestrian access and widens to a patio area abutting the property, with outside power and water supply under the storm porch.

REAR GARDEN: (27'6" x 24'3") (8.40m x 7.40m) Northerly facing rear garden but with a sunny outlook due to the building height and open aspects to East and West which is fully enclosed with a mixture of concrete, trellis and hedge borders. It is predominately laid to lawn with a small patio fitted with outside lighting adjacent to the double doors to the rear and an attractive array of planted borders.

GARAGE: (14'1" x 8'6") (4.30m x 2.60m) an attached single garage with flat roof, standard up and over style door with concrete base, internal lighting, power supply, built in shelving and rear pedestrian door on to front garden.

DRIVEWAY: (approximately 26'3" x 13'9") (8.00m x 4.20m) a wide tarmac driveway, low stone wall to front and screened bin store.

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: E

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		84 B
69-80	C		
55-68	D		
39-54	E	43 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.



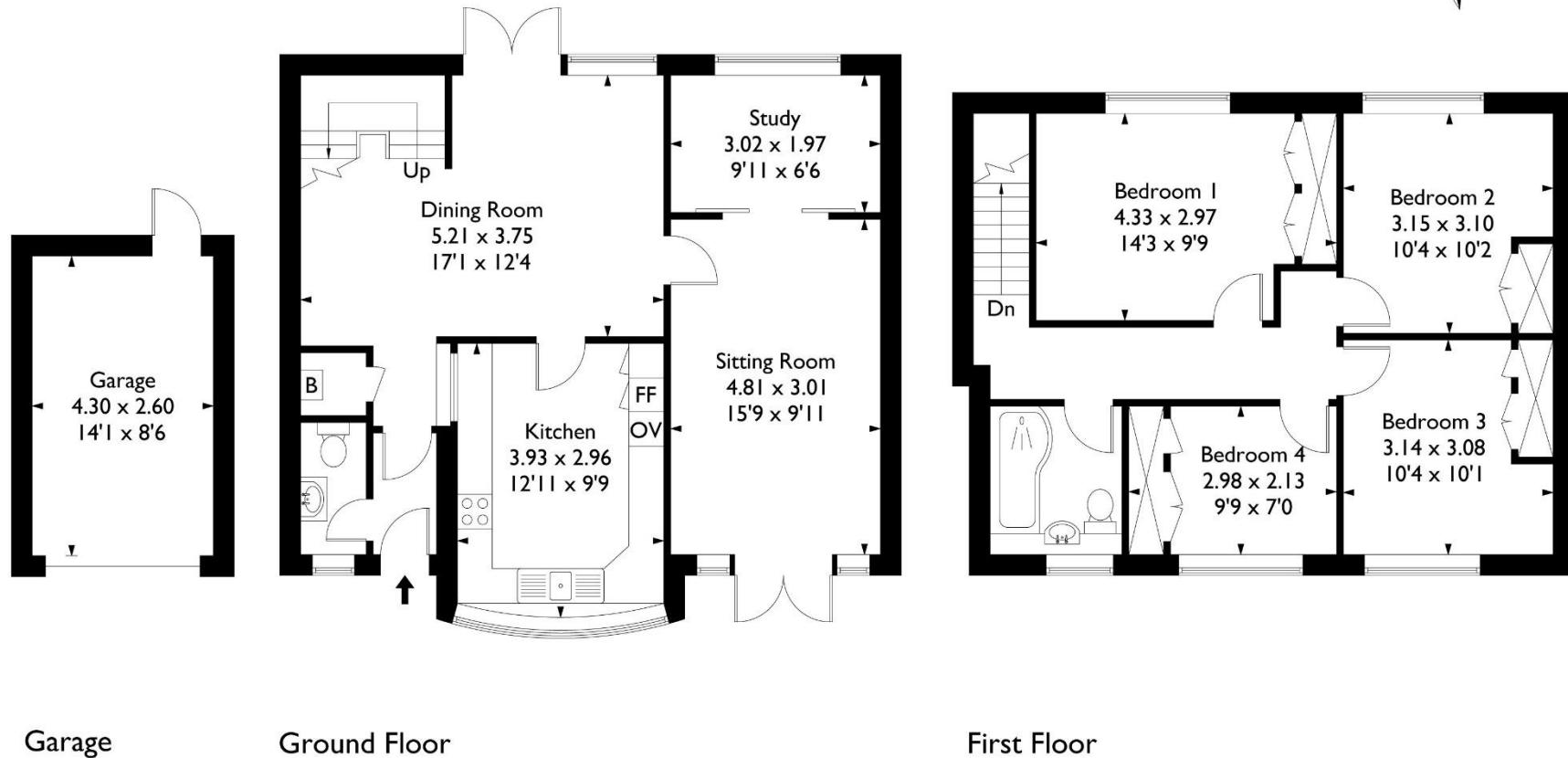


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Approximate Gross Internal Area = 111.72 sq m / 1202.54 sq ft

Garage Area = 11.18 sq m / 120.34 sq ft

Total Area = 122.90 sq m / 1322.88 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.