



26 Hill Burn, Henleaze

Guide Price £850,000

RICHARD
HARDING



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Henleaze, Bristol, BS9 4RH

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A most attractive and characterful 4-bedroom, 2/3 reception room 1930's detached family home situated in a peaceful yet convenient location. Enjoying off road parking, a storage garage and a delightful 60ft x 35ft rear garden.

Key Features

- Located in the neighbourly area of Henleaze, with excellent amenities including local shops, cafes, restaurants and bus connections. The Orpheus Cinema and Waitrose supermarket are also nearby as is Henleaze Infant School (630 metres).
- Well-arranged accommodation and good-sized rooms throughout including 2 separate reception rooms, with reception 2 flowing through to a lovely conservatory/garden room accessing the glorious private rear garden, a separate kitchen/breakfast room, utility room, storage garage and ground floor cloakroom/wc. To the first floor there are 4 bedrooms (3 doubles and 1 single), a shower room and separate wc as well as a generous loft storage space.
- Offered with no onward chain making a prompt and convenient move possible.
- Exceptional 60ft x 35ft rear garden with established planting, lawned sections, handy gated side access and an open and private feel.
- A much-loved detached family home in the heart of Henleaze with a splendid garden and much more.





GROUND FLOOR

APPROACH: via garden gate leading through a tastefully landscaped front garden with pathway heading towards the double doors providing the entrance into the porch.

ENTRANCE PORCH: (8'4" x 4'3") (2.54m x 1.30m) tiled flooring, double glazed window to front and an original part glazed oak main front door into the entrance hallway.

ENTRANCE HALLWAY: (12'1" x 10'8" max inclusive of staircase) (3.68m x 3.25m) a lovely wide welcoming entrance hallway with original staircase rising to first floor landing with understairs storage cupboard, high ceilings with original ceiling panelling, wall mounted thermostat control for central heating, door entry intercom, wood laminated flooring, radiator, doors off to the sitting room, dining room/reception 2 and kitchen/breakfast room. Further door accesses a ground floor cloakroom/wc.

SITTING ROOM: (front) (18'0" max into bay x 11'8") (5.49m x 3.55m) a light and airy bay fronted sitting room with ceiling coving, feature fireplace, radiator and wide bay to front comprising double glazed windows, overlooking the front garden.

RECEPTION 2/DINING ROOM: (14'10" x 11'8") (4.52m x 3.55m) a good sized second reception room, currently used as a dining room with ceiling coving, radiator, sliding aluminium patio doors accessing a good-sized conservatory, overlooking the rear garden. Further door to side accesses the utility room.

CONSERVATORY/GARDEN ROOM: (11'3" x 10'0") (3.44m x 3.04m)

UTILITY ROOM: (10'4" x 6'11") (3.16m x 2.11m) a good-sized utility space with built in base and eye level cupboards and drawers with worktop over and inset sink and drainer unit, space for washing machine and tumble dryer, door to front accesses a slim storage garage.

STORAGE GARAGE: (8'0" x 4'1") (2.45m x 1.24m) accessed via the driveway from a roller shutter electric door or internally from the utility room. This space is perfect for bicycle storage etc.

KITCHEN/BREAKFAST ROOM: (12'0" x 10'11") (3.66m x 3.34m) a fitted kitchen comprising base and eye level painted units with modern square edged worktop over with inset 1½ bowl sink and drainer unit. Appliance spaces for an oven, fridge/freezer, washing machine and dishwasher, large picture double glazed window to rear, offering a pleasant outlook over the rear garden, radiator and part glazed door to side accessing a pathway leading between the front and rear gardens.

CLOAKROOM/WC: low level wc, wash basin with storage cabinet beneath and tiled splashback, double glazed window to front and a radiator.

FIRST FLOOR

LANDING: doors off to all 4 bedrooms, shower room and separate wc, loft hatch provides access to a loft storage space.

BEDROOM 1: (front) (18'0" max into bay x 11'7" max into chimney recess) (5.48m x 3.53m) large double bedroom with wide bay to front comprising double glazed windows, corner storage cupboard and a radiator.

BEDROOM 2: (rear) (14'9" x 11'7") (4.50m x 3.53m) a double bedroom with built in wardrobes, radiator and double-glazed windows to rear offering a wonderful open outlook over rear and neighbouring gardens.

BEDROOM 3: (front) (12'2" max x 8'10" max into dormer) (3.71m x 2.69m) a double bedroom with wide dormer window to front with double glazed windows, recessed wardrobe and a radiator.

BEDROOM 4/STUDY: (8'7" x 6'6" max into recess) (2.61m x 1.98m) a perfect home office with attractive original oriel window to rear, corner **Airing Cupboard** housing lagged hot water tank.

SHOWER ROOM: a walk-in shower area which has been adapted from a bathroom previously, a bidet, wash hand basin with storage beneath, heated towel rail and double glazed window to rear.

SEPARATE WC: low level wc and double-glazed window to side.



OUTSIDE

FRONT GARDEN & OFF-ROAD PARKING: there is a tastefully landscaped front garden mainly laid to block paving and stone chippings with low level boundary wall with wrought iron railings over and gated driveway providing off road parking for one car. There is handy gated side access through to: -

REAR GARDEN: (approx. 60ft x 35ft) (18.29m x 10.67m) a beautiful rear garden mainly laid to lawn with deep flower borders containing a rich variety of shrubs and trees. There is a paved seating area closest to the property, outside tap, garden shed, handy side access through to the front garden/driveway and the property backs onto other neighbours gardens, giving the garden an open feel and a sense of privacy.

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 does not have a registered title as it has been owned for 60 years. This information should be checked with your legal adviser.

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

PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

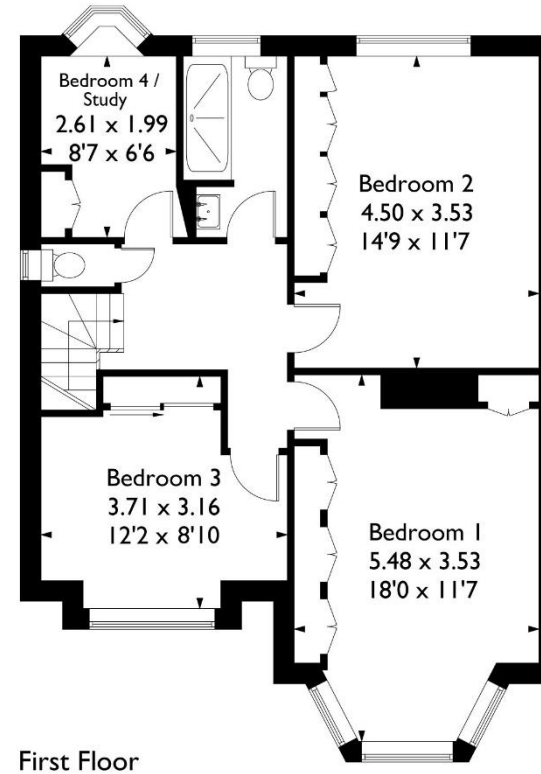
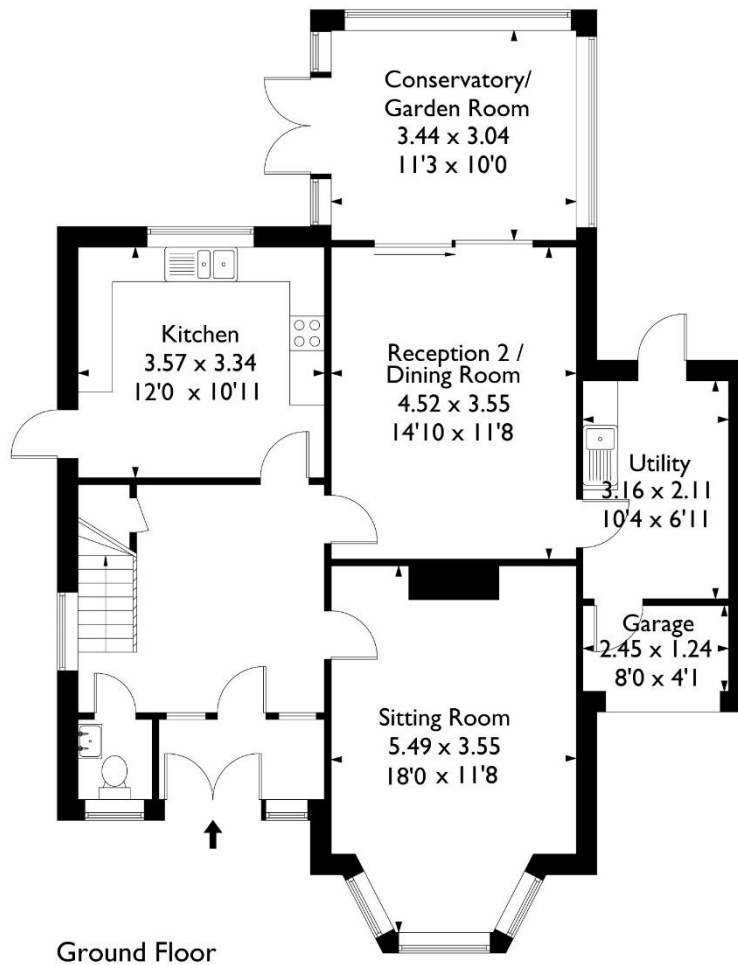
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area 146.0 sq m / 1571.80 sq ft
(Includes Storage)



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.