



19 Dublin Crescent, Henleaze

Guide Price £995,000

RICHARD  
HARDING







# 19 Dublin Crescent,

Henleaze, Bristol, BS9 4NA

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An incredibly stylish and spacious (1,845 sq. ft.) 5 bedroom, Victorian home with a modern and fresh interior, a peaceful landscaped rear garden with handy rear lane access and many period features.

## Key Features

- Situated on a desirable tree-lined Crescent, just off Henleaze Road with its thriving shops and cafes, whilst being within close proximity of Durdham Downs, Waitrose supermarket, bus connections to central areas and excellent schools including Badminton, Redmaids and St Ursula's.
- **Ground Floor:** entrance vestibule flows through into a good sized entrance hallway, bay fronted sitting room, sociable L shaped kitchen/dining/living space with a semi open-plan layout, perfect for family living.
- **First Floor:** two good sized double bedrooms, a family bathroom and further single bedroom or home office.
- **Second Floor:** two further double bedrooms, a shower room/wc and an incredibly useful attic storage room with Velux skylight window.
- **Outside:** pretty front garden, peaceful landscaped rear garden (approx. 50ft x 30ft max) with handy gated rear access to shared, gated communal lane.
- An attractive and most welcoming period home in a great location between Henleaze Road and the Downs.







## GROUND FLOOR

**APPROACH:** via pathway weaving through a pretty well stocked front garden to the main entrance door to the house.

**ENTRANCE VESTIBULE:** a welcoming entrance with original tessellated tiled floor, built-in storage cupboard, attractive stained glass windows beside and over the front door, coat hooks. Part glazed period door leading through into:-

**ENTRANCE HALLWAY:** high ceilings with ceiling cornicing, original staircase rising to the first floor landing with an understairs storage cupboard, radiator, oak flooring. Doors leading off to sitting room and large sociable L shaped kitchen/dining/living area.

**SITTING ROOM:** (16'1" max into bay x 12'7" max into chimney recess) (4.90m x 3.84m) a wide bay to front comprising four sash windows. An attractive fireplace with inset woodburning stove, original surround and mantle and a slate hearth, oak flooring, low level cabinets built into chimney recesses, high ceilings with ceiling cornicing and picture rail.

**KITCHEN/DINING/LIVING AREA:** a large sociable L shaped kitchen/dining/living space with a semi open-plan layout but with defined spaces as follows:-

**Dining Room:** (11'9" x 8'0") (3.58m x 2.44m) ample space for a family sized dining table and chairs, contemporary upright radiator, feature fireplace, and wall openings connecting through to the living and kitchen/breakfast room space.

**Living Space:** (14'9" x 10'4" max into chimney recess) (4.50m x 3.15m) a cosy and light filled living area with wonderful tall bi-folding doors to rear accessing the rear garden, feature period fireplace, oak flooring, high ceilings with ceiling coving and picture rail, built-in bookcasing, space for tv.

**Kitchen/Breakfast Area:** (17'9" x 9'1") (5.41m x 2.77m) a modern fitted shaker style kitchen with base and eye level units with woodblock worktop over and inset 1 ½ bowl sink and drainer unit, appliance space for a Range cooker with built-in chimney hood over, corner larder style cupboard with wall mounted Vaillant gas central heating boiler and plumbing and appliance space beneath for a washing machine, high pitched ceilings with Velux skylight windows and anthracite grey aluminium framed double doors to rear and side, providing a seamless access out onto the rear garden and flooding this space with natural light. Inset spotlights, contemporary upright radiator, terracotta tiled style flooring.

## FIRST FLOOR

**LANDING:** staircase continuing up to the second floor landing. Doors leading off to bedroom 1, bedroom 2, bedroom 5/study and family bathroom/wc.

**BEDROOM 1:** (front) (16'0" max into bay x 11'7" max into chimney recess) (4.88m x 3.53m) a double bedroom with wide bay to front comprising four sash windows, high ceilings with ceiling coving and picture rail, period style fireplace, radiator.

**BEDROOM 2:** (rear) (14'3" x 10'3" max into chimney recess) (4.35m x 3.12m) a double bedroom with large picture double glazed window to rear overlooking the rear and neighbouring gardens, high ceilings with ceiling coving and picture rail, period fireplace.

**BEDROOM 5/STUDY:** (9'5" x 7'2") (2.88m x 2.18m) a single bedroom or home office with sash window to front, high ceilings and a radiator.

**BATHROOM/WC:** (10'0" x 8'5") (3.05m x 2.57m) a large family bathroom with a white suite comprising freestanding claw foot bath with mixer taps and shower attachment, wc and pedestal wash basin. Stained glass window to side and further sash window to rear. Radiator and corner cupboard housing lagged hot water tank.

## SECOND FLOOR

**LANDING:** doors off to bedroom 3, bedroom 4 and shower room/wc. There is also a large Velux skylight window providing natural light through the landing and stairwell.

**BEDROOM 3:** (rear) (14'4" x 10'3" max into chimney recess) (4.37m x 3.12m) large double glazed window to rear with rooftop views over Henleaze, radiator and period fireplace.

**BEDROOM 4:** (11'10" x 9'3") (3.61m x 2.82m) a double bedroom with double glazed window to side, period fireplace, radiator and two Velux skylight windows to rear.





**SHOWER ROOM/WC:** white suite comprising walk-in shower enclosure with system fed shower, low level wc, wall hung wash basin, contemporary upright radiator, Velux skylight window, part tiled walls, tiled floor and door accessing:-

**Attic Storage Room:** (10'5" x 5'8") (3.18m x 1.72m) a good sized storage room with Velux skylight window and low level door accessing further eaves storage space.

## OUTSIDE

**FRONT GARDEN:** pretty front garden laid to stone chippings with deep flower borders containing various plants and shrubs, block paved pathway with Victorian edging tiles.

**REAR GARDEN:** (approx. 50ft max into side return area x 30ft max reducing to 9ft in side return) (15.24m x 9.14m/2.74m) a tastefully landscaped rear garden mainly laid to artificial lawn with raised decked seating area closest to the kitchen/dining space, slate tiled seating area at the bottom of the garden hanging onto the afternoon and evening sunshine, flower borders containing various plants and shrubs, attractive brick and fenced boundary walls. Handy gated rear access lane, perfect for bicycle access etc.

## 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 with a perpetual yearly rent charge of £5.0s.0d p.a. 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		
69-80	C		
55-68	D		66 D
39-54	E	48 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.





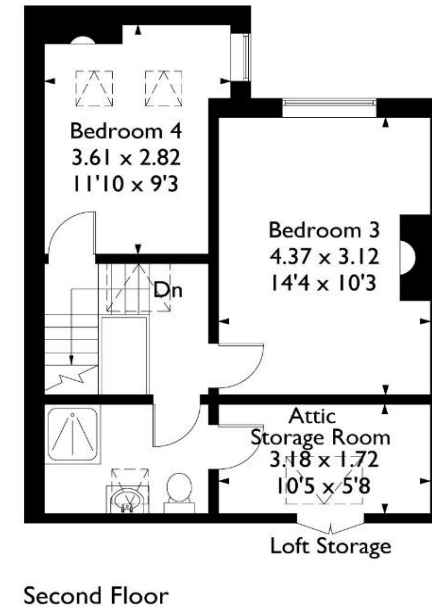
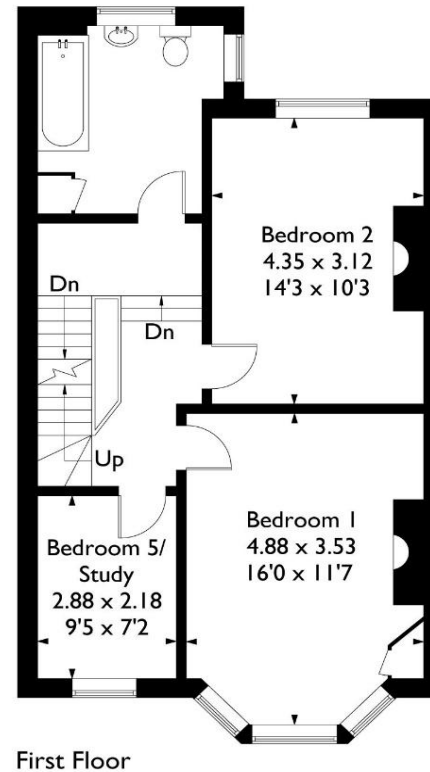
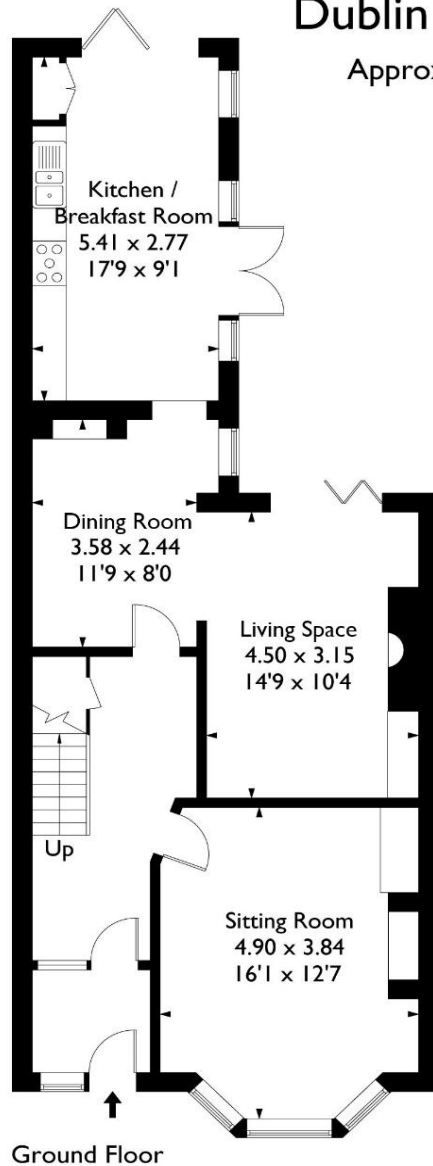
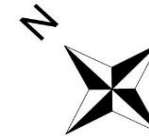






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Approximate Gross Internal Area = 171.49 sq m / 1845.90 sq ft



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.