



9 The Crescent, Henleaze

Guide Price Range £900,000 - £950,000

RICHARD  
HARDING







# 9 The Crescent,

Henleaze, Bristol, BS9 4RW

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A bright, welcoming and much loved, 4 bedroom, 1920's two-storey semi-detached family home with fabulous semi open-plan kitchen/breakfast/dining room, 60ft x 35ft enclosed rear garden, off-street parking for two cars and an attached single garage.

## Key Features

- Now to be sold for the first time since 1963, however, the house has undergone a comprehensive renovation in recent years with complete electrical re-wire, new boiler and radiators, replacement double glazed windows and doors, wide wall opening to create kitchen family entertaining space, replacement shower room and WCs, internal and external re-decoration, thorough roof upgrade and landscaping of the rear garden including large timber deck.
- The house exhibits a whole host of charming arts and crafts features which are a particular delight of this era of construction.
- The house has Upvc double glazed windows and doors throughout, gas central heating system and all exposed floorboards re-sanded/re-varnished.
- Large fully boarded loft space with scope for loft conversion subject to first obtaining the necessary consents.
- At the rear of the house our vendor clients have created a fabulous semi open-plan kitchen/breakfast/dining room with shaker style units, roll edged quartz worktops and integral appliances including electric oven, gas hob, extractor hood, tall fridge/freezer and dishwasher. Twin double doors overlook and open externally onto a timber deck with lovely views along the garden.
- Of particular note there is an exceptionally large garden (60ft x 35ft) with sitting out area, level section of lawn and well stocked borders. There is driveway parking for two cars and an attached single garage.
- **Ground Floor:** reception hall, sitting room, semi open-plan kitchen/breakfast/dining room, utility room and separate wc.





- **First Floor:** part galleried landing, 4 bedrooms, shower room, separate wc.
- **Outside:** off street parking for two cars, single garage, front garden, 60ft x 35ft rear garden with sitting out area and gated side access.

## GROUND FLOOR

**APPROACH:** from the pavement, there is a brick paved pathway leading to an open-fronted porch with distinctive arch and monochrome tiled flooring. Solid part stain glass wood panelled door with fanlight and side panels, opening to:-

**RECEPTION HALL:** (14'5" x 7'10") (4.39m x 2.39m) a most welcoming introduction having exposed wooden floor boards and an easy rising elegant turning staircase ascending to the first floor with handrail and ornately carved spindles. Tall moulded skirtings, picture rail, under stair storage cupboards, ceiling light point, radiator, inset ceiling downlight. Panelled doors with moulded architraves, opening to:-

**SITTING ROOM:** (16'5" x 13'11") (5.00m x 4.25m) a gracious principal reception room having wide box bay window to the front elevation comprising seven leaded light double glazed windows with over lights above. Central period fireplace with tiled surround and an ornately carved wooded mantle piece incorporating circular mirror. Tall moulded skirtings, picture rail, coved ceiling, radiator, ceiling light point.

**CLOAKROOM/WC:** wall mounted wash hand basin with mixer tap, splashback tiling and double opening cupboard. Low level dual flush wc. Tiled flooring, tall moulded skirtings, radiator, picture rail, inset ceiling downlights, extractor fan.

**SEMI OPEN-PLAN KITCHEN/BREAKFAST/DINING ROOM:** loosely divided as follows:-

**Kitchen/Breakfast Room:** (15'6" x 11'11") (4.72m x 3.63m) shaker style kitchen comprehensively fitted with an array of soft closing base and eye level units combining drawers and cabinets. Roll edged quartz worktop surfaces. Ceramic sink with draining board to side and swan neck mixer tap over. Integral appliances including Neff 5 ring gas hob with stainless steel extractor hood, Neff hide and slide electric oven, Bosch dishwasher and tall Bosch fridge/freezer. Island unit incorporating breakfast bar with three ceiling light points above and pop-up power socket. Amtico tiled effect flooring, tall moulded skirtings, vertical style column radiator, inset ceiling downlights. Upvc double glazed double doors overlooking and opening externally to the rear garden with windows to either side and leaded light over lights. Larder cupboard and integrated bin. Wide wall opening through to:-

**Dining Area:** (13'11" x 9'6") (4.24m x 2.90m) a dual aspect room having three windows to the side elevation plus upvc double glazed double doors with leaded light over lights overlooking and opening externally to the rear garden. Amtico tiled effect flooring, tall moulded skirtings, picture rail, vertical style column radiator, inset ceiling downlights. Panelled door with moulded architraves, opening to:-

**UTILITY ROOM:** (12'6" x 7'10") (3.81m x 2.40m) having a box bay window to the side elevation comprising five windows with over lights. Base and eye level shaker style cabinets, roll edged marble effect worktop surface with matching upstand, space and plumbing for washing machine, space for tumble dryer, stainless steel sink with swan neck mixer tap, Amtico tiled effect flooring, radiator, inset ceiling downlights. **Airing Cupboard** housing Vaillant gas fired combination boiler.

## FIRST FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell with handrail and ornately carved spindles, radiator, tall moulded skirtings, picture rail, inset ceiling downlights. Panelled doors with moulded architraves, opening to:-

**BEDROOM 1:** (16'5" x 13'11") (5.00m x 4.25m) box bay window to the front elevation comprising seven leaded light windows and over lights, exposed wooden floor boards, tall moulded skirtings, picture rail, coved ceiling, radiator, ceiling light point.

**BEDROOM 2:** (15'6" x 12'3") (4.72m x 3.73m) wide window overlooking the rear garden comprising four windows with over lights, chimney breast with recesses to either side (one with fitted shelving), tall moulded skirtings, picture rail, radiator, ceiling light point.

**BEDROOM 3:** (16'1" x 9'6") (4.90m x 2.90m) two windows overlooking the rear garden with over lights, tall moulded skirtings, picture rail, radiator, ceiling light point, double opening built in wardrobe with cupboards above.

**BEDROOM 4:** (8'11" x 7'11") (2.72m x 2.41m) exposed wooden floor boards, tall moulded skirtings, radiator, picture rail, ceiling light point.





**SHOWER ROOM: (8'6" x 5'11") (2.59m x 1.80m)** walk in style shower with low level shower tray, glass screen, wall mounted shower unit, hand held shower attachment and an overhead waterfall style shower. Wash stand with circular wash hand basin and mixer tap plus double opening cupboard below. Tiled effect flooring, tall moulded skirtings, heated towel rail/radiator, inset ceiling downlights, extractor fan, window to the side elevation with overflight.

**SEPARATE WC:** low level dual flush wc, wall mounted wash hand basin with mixer tap and double opening cupboard below, tiled effect flooring, tall moulded skirtings, opaque glazed window to the side elevation, ceiling light point, extractor fan.

## OUTSIDE

**DRIVEWAY PARKING:** part brick paved driveway parking for two cars. Access to:-

**ATTACHED SINGLE GARAGE: (15'10" x 8'10") (4.83m x 2.69m)** part obscure multi-paned double wooden doors, high sloping roof, personal casement door to the rear elevation.

**FRONT GARDEN:** across either side and along the front boundary as assortment of mature shrubs which provide a good amount of privacy to the house. Side access with pedestrian gate leading to:-

**REAR GARDEN: (60ft x 35ft) (18.29m x 10.67m)** immediately to the rear of the house and accessed via the semi open-plan kitchen/breakfast/dining room there is a timber deck with ample space for garden furniture, potted plants and barbequing etc. The remainder of the garden is level and principally laid to lawn enclosed on all three sides by timber fencing and a variety of mature trees including a Magnolia and Silver Birch to name but a couple. There is outside lighting and double power socket and tap. Side access to both the garage and driveway via pedestrian gate.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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		83 B
69-80	C		
55-68	D	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.



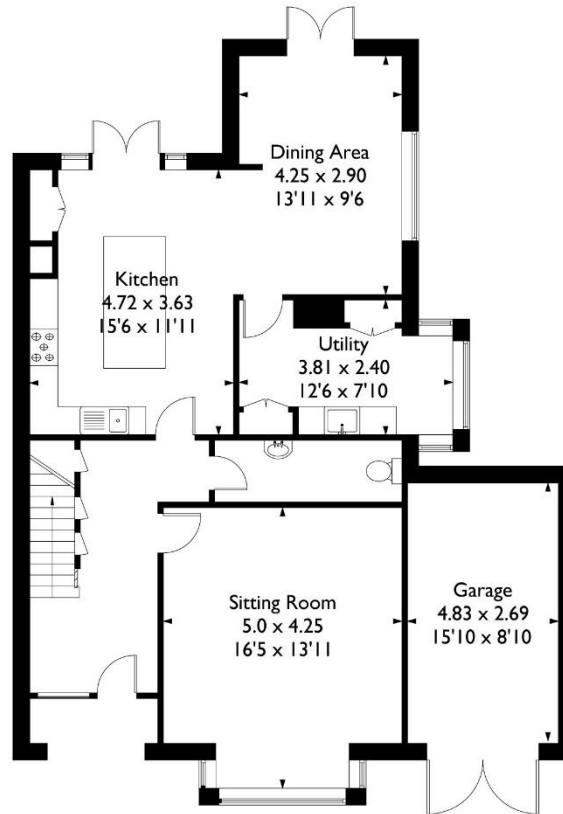




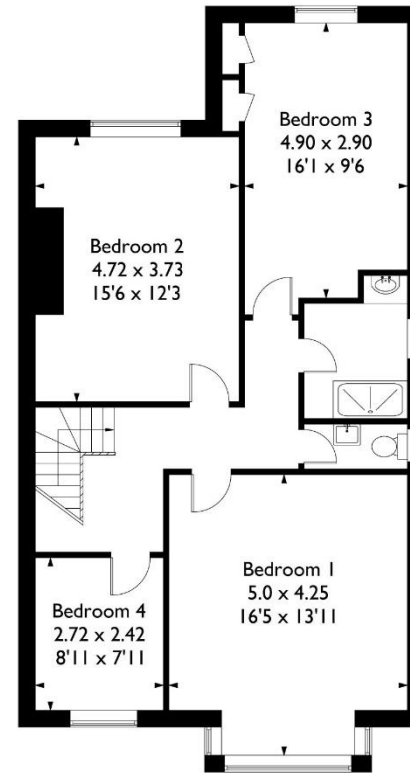




The Crescent, Henleaze, Bristol BS9 4RW  
Approximate Gross Internal Area 154.1 sq m / 1659.1 sq ft  
Garage Area 13.0 sq m / 139.9 sq ft  
Total Area 167.10 sq m / 1799 sq ft



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.