



3 Radnor Road , Henleaze

Guide Price £975,000

RICHARD
HARDING



3 Radnor Road, Henleaze, Bristol, BS9 4DX

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Situated along a much sought road in Henleaze within a short level walk of Henleaze high street; a beautifully renovated and extended 4 double bedroom (plus study), 3 bath/shower room, Edwardian period family house of character, of circa 1,950 sq. ft., having stunning kitchen family entertaining space with double doors opening onto 50ft south-easterly facing rear garden.

Key Features

- A fine period residence (dating from 1904) situated along a quiet road in Henleaze. The property has plenty of original features such as high ceilings, exposed wooden floorboards, period fireplaces and ornate moulded plasterwork. These blend seamlessly with some well-considered high quality modern improvements such as a modern extension with powder coated aluminium rooflights, and three luxurious and appointed bath/shower rooms.
- There is a fabulous kitchen family entertaining space created by our vendor clients with great flair and imagination featuring shaker style units, quartz worktops and island unit incorporating breakfast bar. Integral appliances including Smeg range cooker with extractor hood, dishwasher and wine cooler. There is a separate laundry cupboard with space and plumbing for washing and tumble dryer on stacker system.
- The neighbourhood has a great deal to offer. The nearby schools whether state or private are of an excellent standard and are highly regarded, these include St Ursula's Primary School (170 metres) Henleaze Primary (565 metres), Elmlea Primary School (645 metres), Bristol Free School (1.76 miles), Badminton (208 metres) and Redmaids (500 metres). The local convenience store is a nearby Waitrose or Coop. Henleaze High Street offers a wealth of independent shops, cafés and restaurants. Just a short stroll away is the Downs which offers 400 acres of recreational space as well as Redland Green.
- **Ground Floor:** entrance vestibule, reception hall, bay fronting drawing room, snug, extended kitchen family entertaining space, separate WC.
- **First Floor:** part galleried landing, 2 double bedrooms (one with en-suite shower room), study, family bath/shower room.
- **Second Floor:** part galleried landing, two further double bedrooms (4 in total), shower room.
- **Outside:** front garden, profusely stocked rear garden with sitting out areas, useful garden shed and pedestrian access onto rear access lane.
- A magnificent example of its type, this well located period home ticks all the boxes.





GROUND FLOOR

APPROACH: from the pavement, a dwarf stone wall with brick paved pathway running alongside the front garden to an open-fronted porch. Part stained glass wood panelled door with brass door furniture and stained glass fanlight, opening to:-

ENTRANCE VESTIBULE: tessellated tiled flooring, part stained glass window to the front elevation, tall moulded skirtings, timber panelled walls to dado rail, ornate moulded corning, base level cupboard and wall mounted shelving with coat hooks, ceiling light point. Part stained glass wood panelled door with matching side panel and overlights, opening to:-

RECEPTION HALL: some 24ft in length and a most welcoming introduction to this spacious family home, having engineered oak flooring, tall moulded skirtings, Victorian style radiator, picture rail, simple moulded corning, two ornate ceiling roses with light points, useful understairs storage cupboard, elegant turning staircase ascending to the first floor with mahogany handrail and ornately carved spindles. Stripped pine wood panelled doors with moulded architraves, opening to:-

SITTING ROOM: (16'1" x 13'3") (4.91m x 4.04m) a gracious principal reception room having 9'10" ceiling height with simple moulded corning and an ornate ceiling rose with light point. Bay window to the front elevation comprising four part multi-paned sash windows with Victorian style radiator below. Central period fireplace with inset woodburning stove set upon a slate hearth with ornately carved stone mantelpiece. Recesses to either side of the chimney breast (both with fitted bookshelving and double opening cupboards), tall moulded skirtings, picture rail.

SNUG: (11'4" x 10'9") (3.46m x 3.27m) central chimney breast with recess and recesses to either side, tall moulded skirtings, Victorian style radiator, picture rail, simple moulded corning, ornate ceiling rose with light point. Open walkway providing access to the kitchen family entertaining space with raised height triangular powder coated aluminium double glazed window.

KITCHEN FAMILY ENTERTAINING SPACE: (18'7" x 17'0" decreasing to 15'9") (5.68m x 5.18m/4.81m) comprehensively fitted with an array of shaker style soft closing base and eye level units combining drawers and cabinets. Large island unit incorporating breakfast bar with cabinets and shelving below. Roll edged quartz worktop surfaces with matching upstands and splashback to the range cooker. Integral Smeg electric/gas range cooker with extractor hood over, dishwasher and wine cooler. Space for American style fridge/freezer. Engineered oak flooring with underfloor heating, tall moulded skirtings, picture rail, simple moulded corning, ornate ceiling rose with light point, three ceiling light points, ample space for table and chairs. Full length raised height powder coated aluminium double glazed windows across the side return extension plus powder coated aluminium double glazed window overlooking the rear garden. A particularly attractive feature is a bay window overlooking the rear garden with central wooden double glazed double doors having sash windows to either side and an overlight. Stripped pine panelled door with moulded architraves returning to the reception hall. Panelled door opening to:-

LAUNDRY CUPBOARD: space and plumbing for washing machine and tumble dryer on stacker system with cupboard above and to the side, engineered oak flooring, ceiling light point.

SEPARATE WC: low level flush wc, wall mounted wash hand basin with mixer tap and cupboard below, engineered oak flooring, heated towel rail/radiator, timber panelled walls to dado height, ceiling light point.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with mahogany handrail and ornately carved spindles with turning staircase ascending to the second floor, tall moulded skirtings, Victorian style radiator, two ornate ceiling roses with light points. Stripped pine panelled doors with moulded architraves, opening to:-

BEDROOM 1: (16'3" x 13'3") (4.96m x 4.04m) bay window to the front elevation comprising four part multi-paned sash windows with Victorian style radiator below. Central period fireplace with cast iron grate and surround, decorative tiled slips, granite hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded corning, ornate ceiling rose with light point.

BEDROOM 2: (15'7" x 11'10") (4.75m x 3.63m) bay window overlooking the rear garden comprising three wooden double glazed sash windows. Chimney breast with recesses to either side (both with fitted bookshelving), tall moulded skirtings, picture rail, simple moulded corning, ornate ceiling rose with light point, Victorian style radiator. Stripped pine panelled door with moulded architraves, opening to:-

En-Suite Shower Room/WC: (7'8" x 3'1") (2.34m x 0.94m) built-in shower cubicle with sliding door and side panel, bevel edged wall tiling, wall mounted shower unit, handheld shower attachment and an overhead circular waterfall style shower. Wall mounted wash hand basin with hot and cold water taps and towel rail. Low level flush wc. Heated towel rail/radiator, wood effect tiled flooring, inset ceiling downlights, extractor fan, powder coated aluminium double glazed window to the side elevation.

FAMILY BATH/SHOWER ROOM/WC: (11'2" x 10'7") (3.40m x 3.23m) freestanding roll top bath with mixer tap and telephone style shower attachment. Shower cubicle with sliding double doors and side panels, low level shower tray, fully tiled surrounds, wall mounted shower unit, handheld shower attachment and an overhead circular waterfall style shower. Low level flush wc. Pedestal wash hand basin with mixer tap. Tiled walls to dado height, wood effect tiled flooring with underfloor heating, Victorian style heated towel rail/radiator, ornate cast iron fireplace with recesses to either side of the chimney breast (one with double opening cupboard and further double opening cupboard above), part opaque glazed sash window to the rear elevation, tall moulded skirtings, inset ceiling downlights, extractor fan.

STUDY: (8'4" x 5'3") (2.55m x 1.66m) part multi-paned sash window to the front elevation, tall moulded skirtings, Victorian style radiator, ceiling light point, raised height stained glass internal window through to the landing.



SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with mahogany handrail and ornately carved spindles, tall moulded skirtings, inset ceiling downlights. Stripped pine panelled doors, opening to:-

BEDROOM 3: (18'9" x 10'9") (5.71m x 3.27m) dual aspect with powder coated aluminium double glazed window to the rear elevation and two Velux windows to the front elevation with fitted blinds. Tall moulded skirtings, double opening eaves storage cupboard, Victorian style radiator, inset ceiling downlights, ceiling light point.

BEDROOM 4: (10'10" x 7'10") (3.31m x 2.40m) two Velux windows to the front elevation with fitted blinds, tall moulded skirtings, Victorian style radiator, ceiling light point.

SHOWER ROOM/WC: (7'4" x 5'11") (2.24m x 1.80m) shower cubicle with sliding double doors and side panels, built-in shower unit, handheld shower attachment and an overhead circular waterfall style shower. Wash hand basin with hot and cold water taps and cupboard below. Low level flush wc. Wood effect tiled flooring, partial bevel edged wall tiling, tall moulded skirtings, Victorian style radiator/heated towel rail, Velux window with fitted blind to the side elevation, inset ceiling downlights, extractor fan. Double opening cupboard doors giving access to:-

PLANT ROOM: wall mounted Worcester Bosch gas fired combination boiler with hot water cylinder and pressurised tank.

OUTSIDE

FRONT GARDEN: (19ft x 17ft) (5.79m x 5.18m) set behind a dwarf stone wall with mature shrubs along the boundary wall, to one side of the pathway there is a level section of lawn and clipped hedge borders to either side plus an established wisteria which has been trained over the front bay window.

REAR GARDEN: (50ft x 19ft) (15.24m x 5.79m) immediately to the rear of the house there is a paved patio with ample space for garden furniture, potted plants and barbecuing etc. A brick paved pathway then leads alongside a level section of lawn to a further patio at the tail end of the garden with useful garden shed. Enclosed on all three sides by a combination of brick and rendered walls, partially with timber trellising. Deep shrub borders to either side featuring an array of flowering plants and mature shrubs. Pedestrian gate opens onto rear access lane. Outside water tap, lighting and double power socket.

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		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		

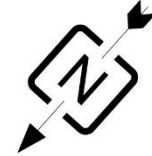
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.




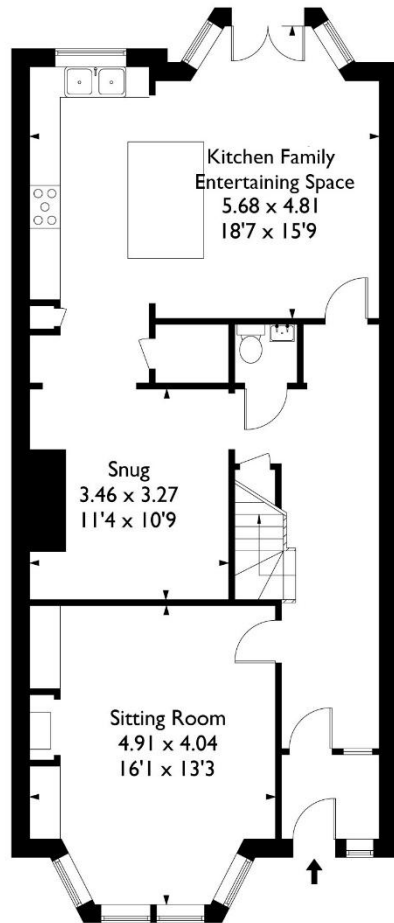


Radnor Road, Westbury on Trym, Bristol BS9 4DX

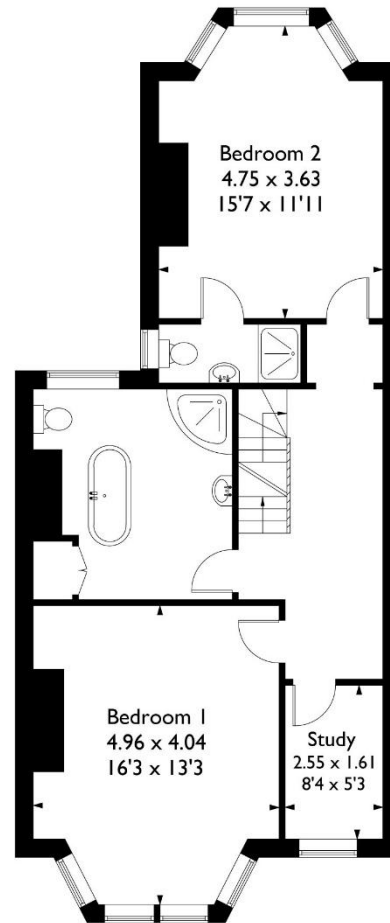
Approximate Gross Internal Area 181.30 sq m / 1951.20 sq ft



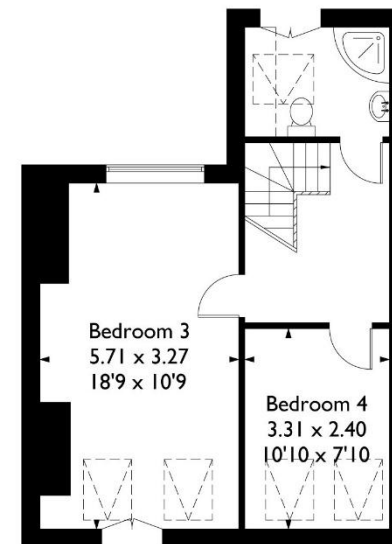
 = Reduced headroom below 1.5m / 5'0



Ground Floor



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.