



51 Russell Grove, Henleaze

Guide Price £795,000

RICHARD  
HARDING







# 51 Russell Grove,

Henleaze, Bristol, BS6 7UF

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A detached 2 storey, 4-bedroom family home. Situated in an incredibly peaceful and convenient location. Further benefitting from a tastefully landscaped rear garden, backing onto school playing fields, off road parking and a tandem double garage.

## Key Features

- Enjoyed and well-kept by the current owners, but right for cosmetic updating to suit one's tastes and requirements.
- Incredible location, tucked away in a peaceful cul-de-sac close to Henleaze and Westbury Park tennis clubs and within easy reach of excellent shops, bus connections and amenities of Henleaze Road, Waitrose supermarket and the Orpheus cinema. Henleaze primary school is also nearby.
- **Ground floor:** entrance hallway with understairs storage, L-shaped living dining room, separate kitchen/breakfast room, ground floor cloak room/wc. Integral double length garage.
- **First floor:** landing, 4 bedrooms and family bathroom/wc.
- Solar panels improving the properties energy efficiency/reducing running costs (FIT is typically around £2,000 per year).
- A superb opportunity to purchase and update this well located home.
- Offered with no onward chain.





## GROUND FLOOR

**APPROACH:** via a tarmacked driveway providing off-road parking for up to 2 cars, driveway leads up to a tandem double length garage and to the right there is an attractive level lawned front garden. At the end of the driveway there is double glazed double doors accessing the entrance vestibule, which in turn has a part glazed door through to the entrance hallway.

**ENTRANCE HALLWAY: (14'8" x 6'3") (4.47m x 1.91m)** a welcoming central entrance with staircase rising to first floor landing and understairs storage recess, doors off to the through lounge/dining room, kitchen/breakfast room, rear lobby, which in turn connects through to the garage and a further door accessing a ground floor cloakroom/wc.

**LOUNGE/DINING ROOM: (21'11" x 19'11" max into dining area, reducing to 10'10" in sitting area) (6.68m x 6.07m reducing to 3.3m)** a generous L-shaped lounge/dining space with double glazed windows to front overlooking the front garden, double glazed sliding patio doors and window to rear offering a nice view over the rear garden, vents for the hot air central heating system, gas coal effect fire, ceiling coving and a lift leading up to bedroom 4.

**KITCHEN/BREAKFAST ROOM: (12'4" x 9'2") (3.76m x 2.79m)** fitted kitchen comprising base and eye level cupboards and drawers with roll edged worktops and inset sink and drain unit, built in double oven with four ring gas hob over and further appliance space for fridge and dishwasher. Corner cupboard houses the gas central heating boiler for the hot air system and double-glazed door to rear provides access to the rear garden.

**CLOAKROOM/WC: (6'3" x 5'10") (1.91m x 1.78m)** low level wc, wash basin with storage cabinet beneath, low level door accessing an understairs storage cupboard, coat hooks and double-glazed windows to front.

## FIRST FLOOR

**LANDING:** double glazed window to front providing plenty of natural light through the landing and stairwell and doors off to all 4 bedrooms and the family bathroom/wc. Double doors access a recessed airing cupboard, with hot water tank and slatted shelving.

**BEDROOM 1: (12'5" x 10'10") (3.78m x 3.3m)** a double bedroom with double-glazed window to rear offering a wonderful open outlook over the rear garden and school playing fields behind, further double-glazed window to side, sink and recessed storage cupboard with built in shelving.

**BEDROOM 2: (14'6" x 11'1") (4.42m x 3.38m)** double bedroom with double glazed window to rear, offering a similar outlook to bedroom 1. Recessed wardrobes and ceiling coving.

**BEDROOM 3: (9'4" x 7'11") (2.84m x 2.41m)** a single bedroom with double glazed window to rear, ceiling coving and a similar outlook to bedrooms 1 and 2.

**BEDROOM 4: (front) (13'1" x 7'1") (3.99m x 2.16m)** double glazed full height window, recessed built in wardrobe, ceiling coving, lift providing mobility access from the ground to the first floor.

**FAMILY BATHROOM/WC:** panelled bath, corner shower enclosure with system fed shower, low level wc, pedestal wash basin, extractor fan, shaver point and double-glazed window to front.

## OUTSIDE

**FRONT GARDEN:** the property enjoys a sunny level front garden mainly laid to lawn with flower borders containing various shrubs and rose bushes. There is driveway off-road parking leading up to the tandem double length garage.







**GARAGE: (35'0" x 8'7") (10.67m x 2.62m)** a long garage/workshop space with electric roller shutter door to front, double glazed window to rear providing natural light and further double-glazed door to side accessing the rear garden. Base level units with a built-in sink and plumbing and appliance space for washing machine. Power, light, gas meter, fuse box and control panel for the solar panels.

**REAR GARDEN: (45'0" x 30'7") (13.72m x 9.32m)** an attractive and tastefully landscaped rear garden with paved seating area closest to the property, rockery flower borders, lawned section, raised flower border to rear with hedge row providing privacy from the school playing fields behind. Outside tap, useful wooden gazebo and handy gated side access to the front of the property on both sides of the house.

## 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: 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	55 D	77 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.









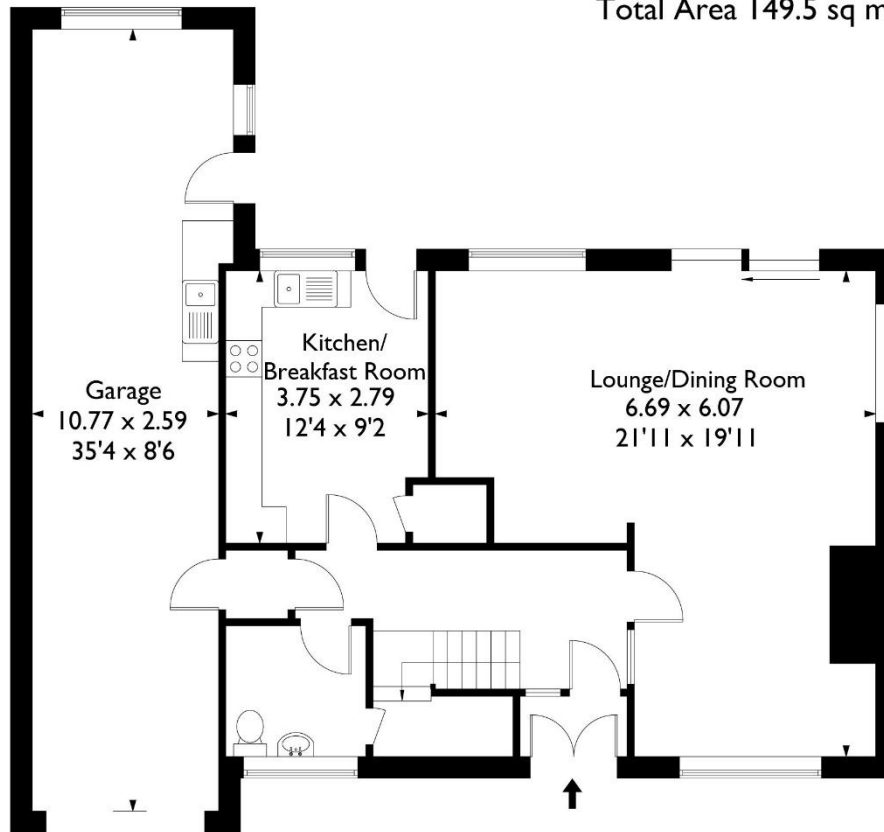


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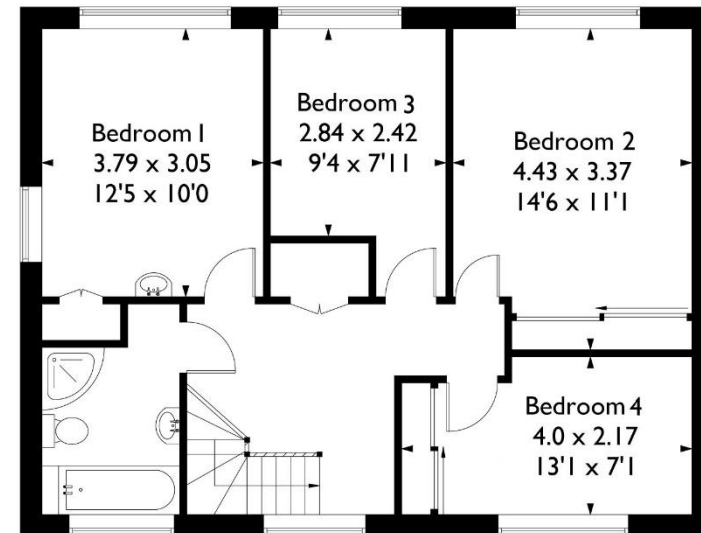
Approximate Gross Internal Area 120.9 sq m / 1301.4 sq ft

Garage Area 28.6 sq m / 307.8 sq ft

Total Area 149.5 sq m / 1609.2 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.