



4 Henleaze Avenue, Henleaze
Guide Price £1,150,000

RICHARD
HARDING



4 Henleaze Avenue,

Henleaze, Bristol, BS9 4ET

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Stylish and most inviting 4 double bedroom (one with en-suite) Victorian semi-detached home situated on a popular tree line side road in Henleaze, close to the Downs. Enjoying the rare advantage of off-road parking and a good sized (58ft x 27ft) level rear garden.

Key Features

- Fabulous standard of fittings and décor throughout with a superb flow to the layout, conducive to modern family living.
- Superb location, just off the Downs and within a short level stroll of the excellent local shops, cafes and restaurants of Henleaze Road and Westbury Park. As well as being nearby bus connections, Waitrose supermarket and the Orpheus Cinema. Excellent local schools include St. Ursula's (300m) and Elmlea School (500m) making it the perfect location for families.
- **Ground Floor:** attractive entrance hallway with original staircase flowing up to the first-floor landing, gorgeous bay fronted sitting room with double doors connecting through to the large sociable L-shaped kitchen/dining/living space with access to the rear garden, adjoining utility room and cloakroom/wc.
- **First Floor:** landing, principal double bedroom with en-suite shower room/wc, generous second bedroom and a smart family bathroom/shower/wc.
- **Second floor:** landing and 2 further double bedrooms.
- **Outside:** off-road parking, useful gated side access through to a superb 58ft x 27ft level rear garden with an open westerly side aspect.
- An incredibly smart and well configured family home with parking, a good-sized garden and much more.





GROUND FLOOR

APPROACH: via landscaped driveway laid to block paving providing valuable off-road parking for 2 vehicles, pathway leads up to the attractive main entrance door to the house.

ENTRANCE HALLWAY: original staircase rising to the first-floor landing, meter cupboards housing fuse box for the electrics, tiled floor with inset floor mat, radiator, generous understairs cloaks storage cupboard high ceilings with ceiling coving and ceiling rose, original stain glass windows beside and over the front door and further stained-glass door leading through into the kitchen/dining room.

KITCHEN/DINING/LIVING ROOM: (28'9" max into dining area x 22'1" reducing to 9'7" in dining area) (8.76m x 6.73m) a fantastic and sociable L-shaped kitchen/dining room. Modern fitted kitchen comprising of base and eye level handleless cupboards and drawers with quartz worktop over and inset sink and drainer unit. Integrated appliances including 2 Neff eye level ovens, fridge freezer, dishwasher and induction hob. There is a breakfast larder cupboard with folding wooden doors, central island with overhanging breakfast bar. Space for dining and seating furniture, large picture window to rear, overlooking the rear garden, double glazed double doors to side off the dining area also accessing the rear garden, Velux skylight window over pouring natural light through into the dining space. Radiators, door through to the utility room and folding double doors providing a sociable connection through to the sitting room.

SITTING ROOM: (17'5" max into bay x 14'9" max into chimney recess) (5.31m x 4.5m) lovely wide bay fronted room with ceiling cornicing, central ceiling rose, chimney breast with built-in book casing to chimney recesses and picture rail. Wide bay to front comprising slim double glazed timber framed sash windows with plantation shutters and radiator.

UTILITY ROOM: (9'7" x 6'8") (2.92m x 2.03m) good sized utility space with plumbing and appliance space for washing machine and dryer with worktop over and inset sink beside, wall units, open shelving, inset spotlights, wall mounted Worcester central heating boiler, heated towel rail, part glazed door to side accessing rear garden, further appliance space and door accessing a cloakroom/wc.

CLOAKROOM/WC: low level wc, sink with storage cupboard beneath, heated towel rail, window to rear and door accessing a recessed storage cupboard with built in shelving.



FIRST FLOOR

LANDING: staircase continuing up to the second-floor landing and doors off to bedroom 1, bedroom 2 and the family bathroom.

BEDROOM 1: (front) (17'8" max into bay x 14'8" max into chimney recess) (5.38m x 4.47m) a good-sized principal bedroom with high ceilings, ceiling coving, built-in wardrobes, attractive period fireplace, wide bay to front comprising double glazed sash windows with plantation shutters, radiators and door accessing en-suite shower room/wc.

En-suite Shower Room/wc: (5'10" x 6'6") (1.78m x 1.98m) white suite comprising of walk-in shower enclosure with dual headed system fed shower and alcove shelf, sink with storage drawers beneath, low level wc, period style radiator, heated towel rail, double glazed sash window to front with plantation shutters and tiled floor and part tiled walls.

BEDROOM 2: (14'0" x 12'4" max into chimney recess) (4.27m x 3.76m) double bedroom with high ceilings, ceiling coving, double glazed sash window to rear overlooking the rear and neighbouring gardens, built-in wardrobe, period fireplace and radiator.

FAMILY BATHROOM/WC: (10'5" x 9'3") (3.18m x 2.82m) white suite comprising a double ended bath, oversized walk-in shower with dual headed shower and alcove shelf, sink with drawer beneath, period style radiator, low level wc, double glazed sash window to rear and corner airing cupboard housing the pressurised hot water cylinder.



SECOND FLOOR

LANDING: doors off to bedroom 3 and bedroom 4, skylight window providing plenty of natural light through the landing and stairwell.

BEDROOM 3: (rear) (16'8" x 11'6" max taken below sloped ceilings) (5.08m x 3.51m) double bedroom with Dorma window to rear, further Velux skylight window to side, period fireplace, radiator and low-level door accessing eaves storage space.

BEDROOM 4: (front) (13'4" x 11'3" max taken below slipped ceilings) (4.06m x 3.43m) double bedroom with Dorma window to front, further Velux skylight window to side, cupboard accessing a recessed storage cupboard/wardrobe and further low-level door accessing eaves storage space.

OUTSIDE

FRONT GARDEN & OFF-ROAD PARKING: the front garden is tastefully landscaped to cobbles to provide off road parking, low level period boundary wall, small flower borders containing shrubs and a useful built-in bin and recycling storage area, as well as gated side access to the rear garden, perfect for bicycle access etc.

REAR GARDEN: (58'0" x 26'8") (17.68m x 8.13m) a generous level rear garden for a property of its type with a stone paved seating area closest to the property, artificial lawn and attractive tiled seating area at the bottom of the garden gathering much of the afternoon sun. Period brick boundary walls with fencing over, outdoor tap, incredible useful gated side access through to the front of the property, open westerly side aspect attracting much of the afternoons summer sunshine.

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:

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.

EPC to follow

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 = 181.53 sq m / 1953.97 sq ft

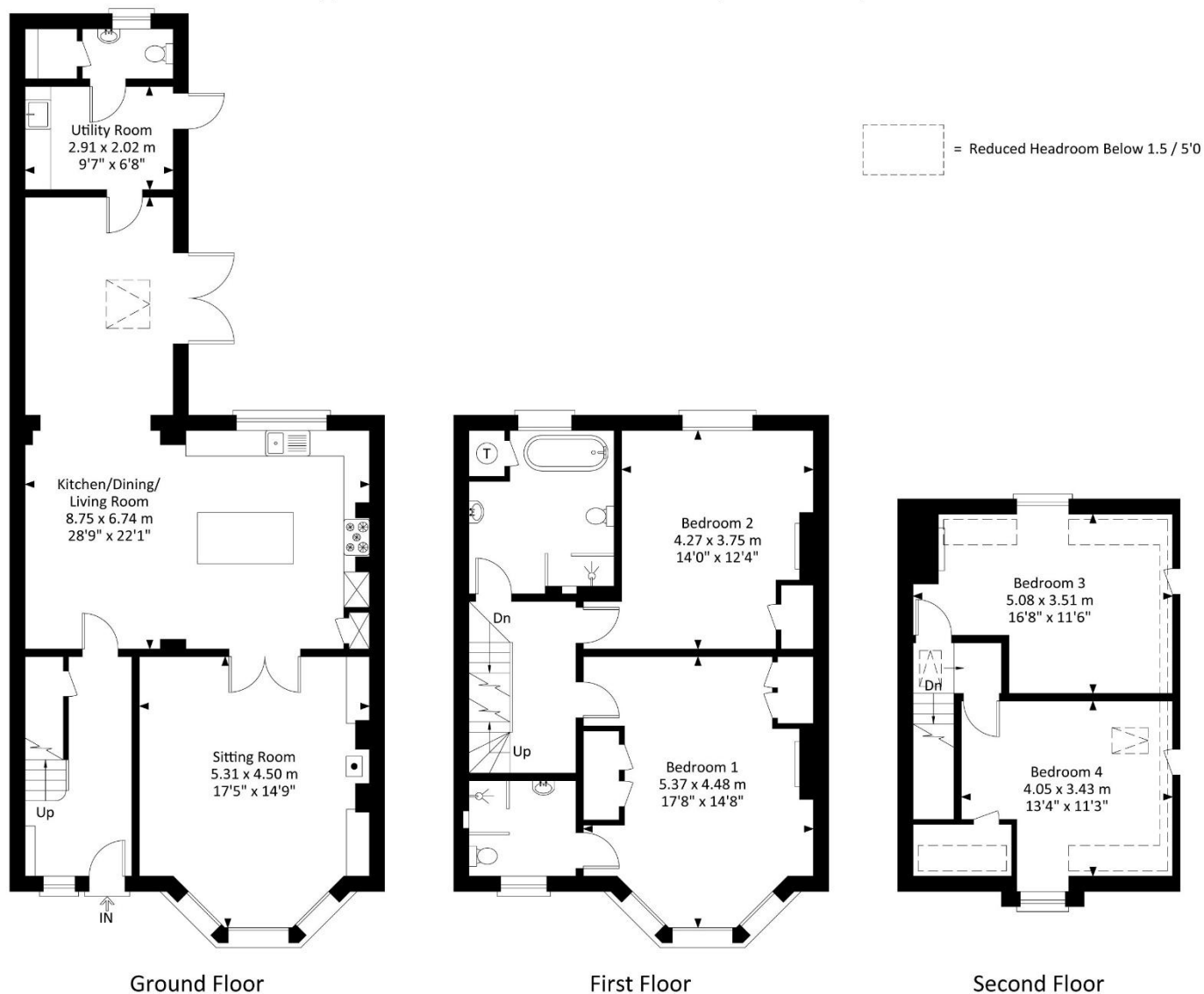


Illustration for identification purposes only, measurements and approximate, not to scale.