



4 Sates Way, Henleaze, Bristol, BS9 4SD

GUIDE PRICE £725,000

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ESTATE AGENTS

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PROPERTY OVERVIEW

This lovely home enjoys light and generous accommodation set over two floors briefly comprising; a welcoming hallway, spacious sitting room that opens into dining room, fitted kitchen/breakfast room, downstairs cloakroom and integral garage. The first floor offers 4 good sized bedrooms and family bathroom. This detached home also has a garage, parking and lovely rear garden with views and direct access to Golden Hill Sports Ground.

Sates Way is a highly regarded and extremely desirable address within Henleaze. Within very close proximity there are many amenities on Henleaze Road, including traditional high street shops such as greengrocers, butchers, bakers, cafes and restaurants. There are excellent local pubs, a Waitrose and a Tesco which is a short walk away via a footpath. North West Bristol offers golf courses, health and leisure clubs.

There are both state and independent primary and secondary schools, including Henleaze Infant and Junior Schools which are within walking distance. Westbury Village and Clifton are also conveniently close by. For the commuter there are excellent links to the motorway network via the nearby arterial road to the M4/M5 and also Bristol City Centre.



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KEY DETAILS

- Open Plan Kitchen/Dining Room
- 4 Generous Bedrooms
- Family Bathroom & Downstairs WC
- Integral Garage & Private Driveway
- Southerly Facing Garden
- No Onward Chain

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Tenure: Freehold

Council Tax Band: F

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: C

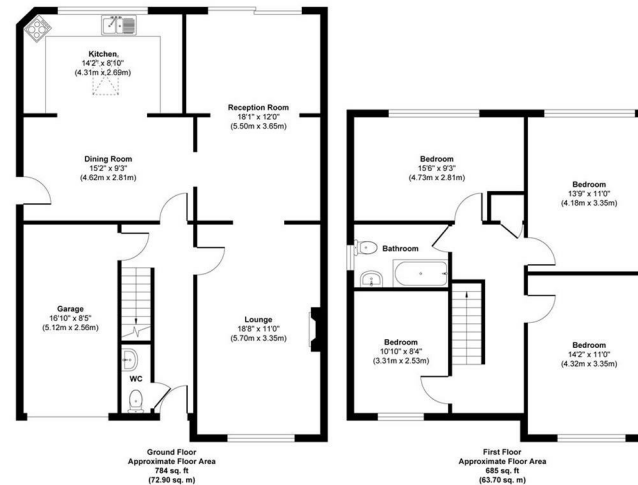
Viewing: By appointment only



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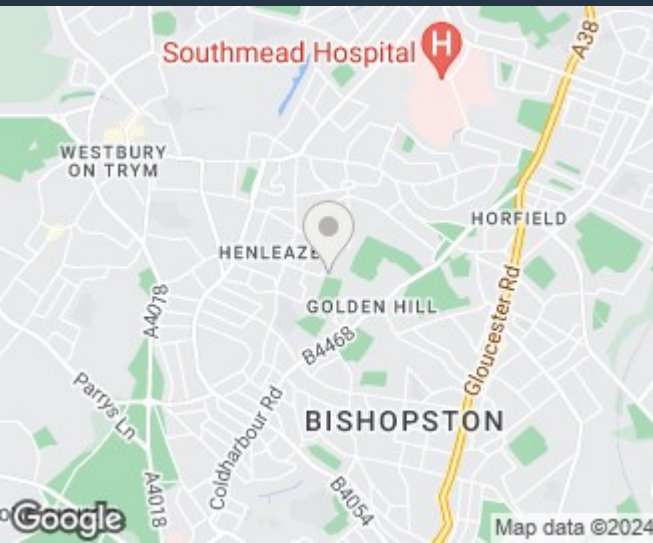
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Approx. Gross Internal Floor Area 1469 sq. ft / 136.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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