



15 Hill Burn, Henleaze, Bristol, BS9 4RH

GUIDE PRICE £660,000

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PROPERTY OVERVIEW

An attractive and bright 1930s semi-detached home with three bedrooms & attic room, which benefits from off-street parking, garage and generous south-westerly facing rear garden. This spacious accommodation (1254 Sq. Ft. approx.) which is much loved has only had three owners and offers great potential for further improvement and rear extension (subject to consents). No onward chain!

Entrance is via a double glazed front door into the porch. The original solid oak front door and leaded-light and stained glass windows lead to the hallway with a W/C and storage under the stairs.

The Living Room/Reception 1 is located to the front and has a double glazed bay window and picture rail. The Dining Room/Reception 2 is located at the rear and has double glazed patio doors leading onto the sunny rear garden.

The kitchen at the rear has a range of modern base and wall units, plumbing for a dishwasher and washing machine, and space for an upright fridge freezer. Its double-glazed door leads to the patio and garden.

Stairs rise from the hallway to the first floor landing which has a feature leaded-light and stained glass window.

The Master bedroom / Bedroom 1 at the front of the house has a double glazed bay window and picture rail. Bedroom 2 which overlooks the rear garden has a double-glazed window and picture rail. Bedroom 3 overlooks the front garden and has a double-glazed window and picture rail. There is a good size family bathroom with a bath and wall mounted shower. The airing cupboard houses a Worcester gas condensing combination boiler.

Stairs from the landing lead up to the Attic room which has a Velux window offering magnificent views over Henleaze. This room which also provides access to loft storage has been used as a bedroom for over the past 50 years.

The private south-west facing rear garden (approx. 19m length) is perfect for the afternoon sun and incorporates a patio that leads onto a lawn and side vegetable bed. There is also a garage and a drive to the side of the house for off-street parking.

Schools

Henleaze Infant School approx. 516m

Henleaze Junior School approx. 594m

Horfield Church Of England Primary School approx. 731m

Bristol Free School approx. 1.6km

Location

Henleaze is a highly desirable and sought-after area close to the wide range of amenities on Henleaze Road and in Westbury-on-Trym village. There are coffee shops, a Waitrose supermarket and a cinema, as well as a local butcher, deli, fishmonger and greengrocer. Within proximity is Southmead Hospital and a host of schools both primary and secondary, state and independent. There are good public transport links to the city centre and Cribbs Causeway as well as easy access to the M4/M5 motorway networks.

KEY DETAILS

- An Attractive & Spacious 1254 Sq. Ft. approx. Semi-Detached Property
- 3 Bedrooms & Attic Room
- South West Facing Rear Garden
- Off-Street Parking
- Garage
- No Onward Chain

Guide Price: £660,000

Tenure: Freehold

Council Tax Band: E

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: D

Viewing: By appointment only



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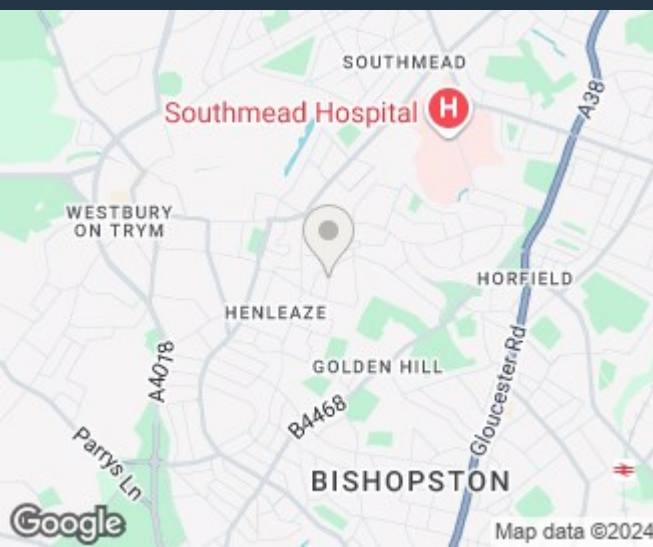
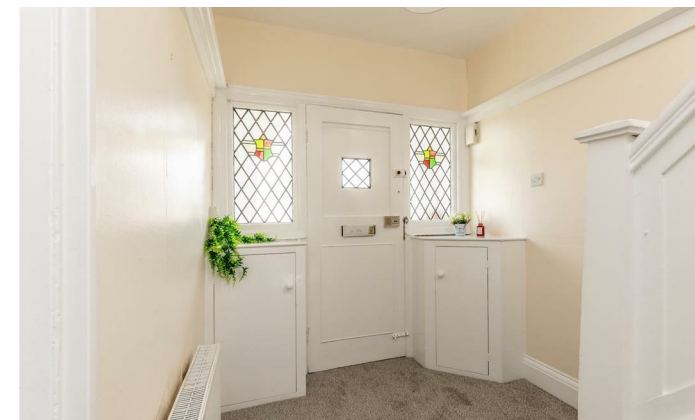
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TOTAL: 116.5 sq.m. (1,254 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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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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