

elephant 



£825,000

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## 30 Laurie Crescent Henleaze, Bristol, BS9 4TA

A substantial and spacious semi-detached 1930's family home located on the popular Laurie Crescent in Henleaze.

Situated on a large elevated plot, this stylish example has been finished to an excellent standard throughout and offers everything and more that a family could desire. Key features include a four bedrooms, a large open plan kitchen/diner, downstairs W/C and utility room, garage, off-street parking for 1/2 cars, and a 70ft+ landscaped rear garden.

Ground floor accommodation comprises; Main entrance and porch leading into a wide hallway with storage area incorporated underneath the staircase. At the front of the house is a spacious living room complete with a double glazed bay window, built-in alcove storage and a cast-iron wood-burning stove. At the rear of the property is where you will find the heart of this exceptional family home with the recently extended kitchen/dining/living space offering the perfect room for families and socialising with a seamless connection to the garden via a set of patio doors. This room has a dark wood effect floor throughout and features a contemporary family space with feature fireplace. The stylish kitchen has been thoughtfully designed with a central island/ breakfast bar and includes a range of sleek wall and base units with contrasting quartz work surfaces and stainless steel fittings. A full range of integrated appliances and recessed spotlights complement the overall look. Located directly off of the kitchen is a separate utility room and w/c with a doors providing access to the garage and rear garden.

On the first floor are three bedrooms and a family bathroom. The front double bedroom has a bay window with a built-in wardrobes, while an adjacent second double bedroom also has a built in wardrobes



and a double glazed window overlooking the rear garden. The third bedroom is positioned at the front and is currently used as a home office with a feature bay window. The family bathroom has a contemporary white suite with metro brick tiling and a window facing the rear aspect. Further stairs lead up to the beautiful master bedroom which has been created in the loft space. This well designed room has built-in wardrobes, access to eaves storage and glazed doors with a juliet balcony to make the most of the panoramic roof-top views across the city. The space incorporates a smartly finished en-suite shower room with a double width cubicle.

Externally, the property bares the classic 1930's facade with a driveway leading up to a garage offering off-street parking for 1/2 cars. There is a neatly landscaped 70ft garden at the rear which has a raised paved patio seating area that steps down to a laid lawn. There are a range of colourful, mature planted beds and there is also a further seating area at the rear of the garden along with a useful storage shed.

This is a perfect family property in a popular neighbourhood within the APR for highly regarded primary schools (including Horfield CofE, Henleaze Infants & Juniors, St Ursula's) and in the secondary APR for Bristol Free School. The location is also in easy access to Horfield common and all of the amenities on both Gloucester Road and Henleaze High Street.





# Laurie Crescent, Henleaze, Bristol, BS9 4TA

Approximate Gross Internal Area = 168.1 sq m / 1809 sq ft  
(Including Garage / Excluding Eaves Storage)

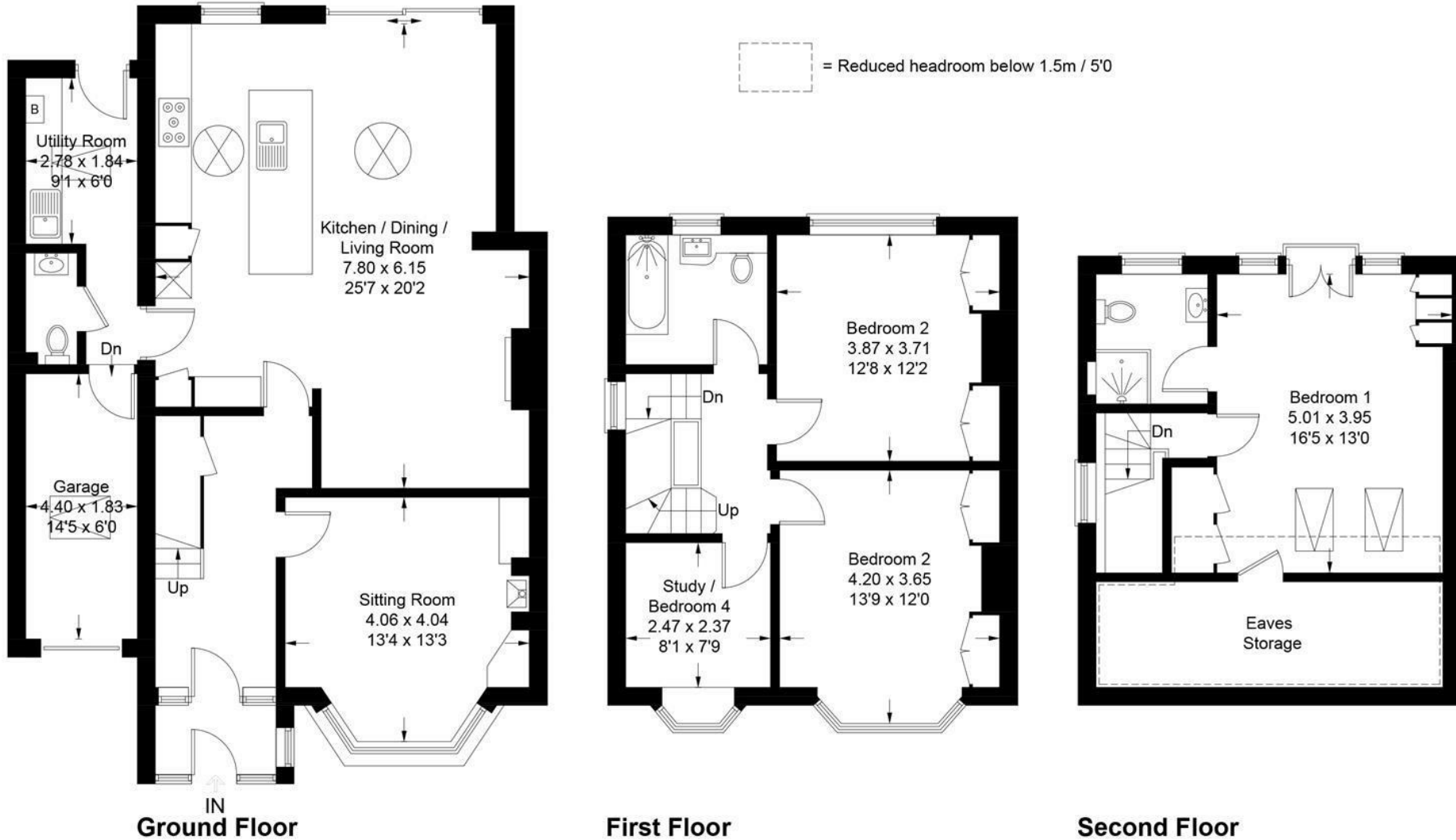


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007670)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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