



MAGGS
& ALLEN

9 THE FURLONG
HENLEAZE, BRISTOL, BS6 7TF
£875,000

A superbly positioned and immaculately presented four-bedroom family home with double garage and off-street parking, nestled in this much sought-after development.

Externally

A sweeping driveway providing off-street parking for multiple vehicles provides a smart approach to the property, and boasts a small front courtyard with seating. The double garage is powered, and is additionally accessible via the side door.

To the rear is a mature private garden that has been meticulously cared for over a number of years by the owners. A patio in turn leads to a level lawn, with borders containing a vast array of attractive shrubs and small trees. Conveniently positioned to the far left hand corner is a further patio area, which the owners have taken full advantage of due to its sunny aspect in the afternoon. The garden is accessible from both the lounge and the utility room, as well as gated side access on two elevations.

Notable for being a particularly quiet and peaceful location, the property additionally backs onto a wide green space to rear.

Ground Floor

A porch has been added to the front elevation of the property, a convenient addition providing space for shoes and coats. This in turn leads into what is a welcoming entrance hallway with access to a WC, each of the reception rooms, kitchen and under-stairs storage.

The lounge is notable due to its size, offering superb proportions with double doors leading to the rear patio. A fireplace provides a focal point, coupled with neutral décor to provide a smart, bright space. A snug/study space is situated just off the lounge, and due to its southerly-aspect is a lovely space for home working. A second reception room used as a dining room is located to the front of the property, and is decorated in neutral tones also benefitting from a sunny aspect.

The kitchen has been recently fitted, and is a stunning space with a range of base and wall-mounted shaker style units, white granite worktops, and integrated appliances. In the adjacent utility room is an integrated fridge/freezer, a second basin and space for a free-standing washing machine and tumble dryer. From the utility room is access to the rear garden.

A ground floor WC completes the ground floor.



First Floor

Ascending to the first floor, you will find each of the bedrooms and the bathrooms. The bedrooms are comprised of two doubles - each with an en suite - and two single rooms.

The master bedroom is located to the front of the property and is fitted with a large feature window welcoming in a mass of natural light, and to the rear a three-piece en suite shower room comprising a WC, walk-in shower and basin. A second double bedroom is to the rear of the bedroom and boasts fitted wardrobes, a view of the garden, and a three-piece en suite shower room.

The family bathroom is fitted with matching suite, comprising a shower-over-bath, WC and basin - all in smart, neutral tones.

The two smaller bedrooms both come complete with fitted storage. One of these is a currently utilised as a home office, whilst the second is used as a child's bedroom.

Location

Henleaze is a suburban gem with good quality housing largely developed 1920's a, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Henleaze Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and superb convenience.

Schools

Henleaze Junior School - Distance: 0.27 miles

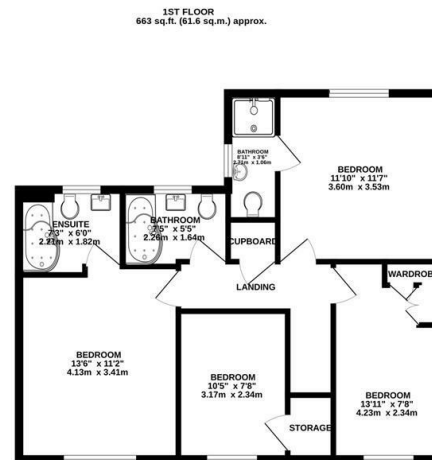
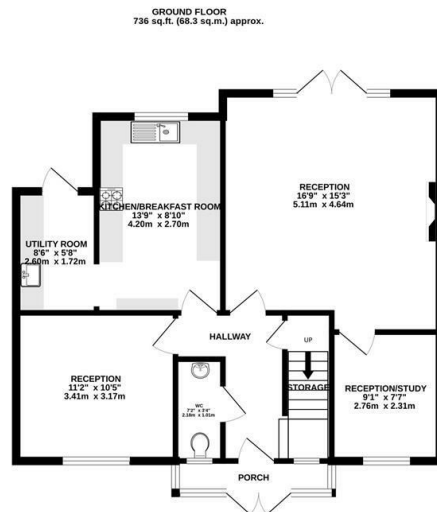
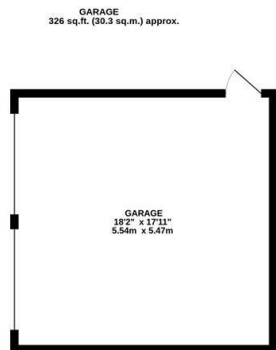
Bishop Road Primary School - Distance: 0.49 miles

St Bonaventure's Catholic Primary School - Distance: 0.53 miles

Redmaids' High School - Distance: 0.7 miles

Redland Green School - Distance: 0.94 miles





TOTAL FLOOR AREA : 1725 sq.ft. (160.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A detached four-bedroom residence
- Secure, private double garage with power
- Off-street parking for multiple vehicles
- Three bathrooms plus and additional ground floor WC
- Generous lounge, separate dining room
- Attractive, modern kitchen and utility room
- Study to ground floor
- Much sought-after, well-maintained development
- In a desirable area

Guide Price: £875,000

Tenure: Freehold

Council Tax Band: F

EPC Rating: C

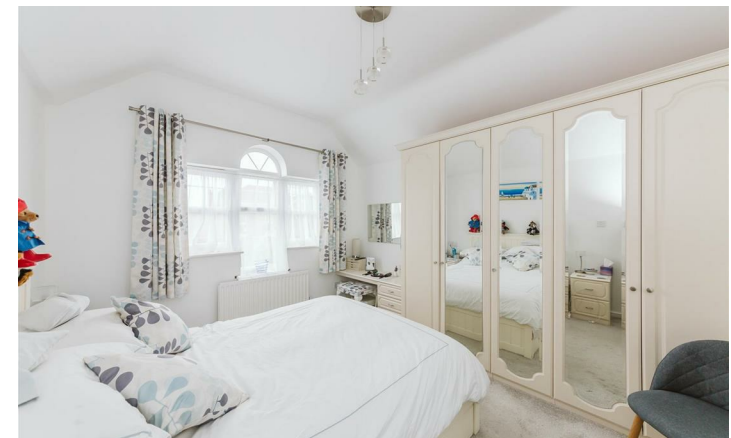
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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