



MAGGS
& ALLEN

16 HILL BURN
HENLEAZE, BRISTOL, BS9 4RH
Asking Price £725,000

Truly a unique offering this Voke-designed, art-deco style detached family home is offered to the market with no onward chain. Boasting a stunning, landscaped rear garden and off-street parking for multiple vehicles.

Property Details

The property is entered via side access, through art deco archway into a central hallway. This is a wide, welcoming hallway retaining original features and flood with natural light through a large window on the landing, and boasting under-stairs storage space. The hallway in turn provides access to each of the principle rooms, as well as the ground floor shower room.

The main reception room spans the width of the property; benefitting from two large curved bay windows - this room is flooded with natural light and is additionally fitted with oak flooring and a log burner. An ideal space for entertaining and one of the highlights of the property. Sat adjacent is the open-plan kitchen/diner. The kitchen is fitted with a range of base and wall-mounted contemporary grey units, integrated appliances and stone & wooden worktops. The dining room occupies an extended portion of the property and offers views of the garden through large windows, and also offers direct access to a patioed area.

Ascending to the first floor via stairs and landing in the art deco style of the house, you will find the three bedrooms and family bathroom. The master bedroom is fitted with good quality built-in wardrobes, and a well-sized double bedroom is sat adjacent. Bedroom three makes for an ideal child's bedroom, or home office and boasts tremendous views of the rear garden. A well-appointed three-piece bathroom is fitted with a smart suite including shower-over-bath and white metro tiling.

Externally, to the front there is driveway parking for multiple cars as well as a well-maintained front garden. To the rear is a magnificent landscaped garden that is a real highlight of the property. Laid mainly to lawn and featuring a range of mature shrubbery and trees, the garden benefits from a sunny aspect throughout the day and includes a summer house located at the far end.

Benefitting from a large loft space, there is scope to convert this area to create further bedrooms. Additionally, there may be the potential to extend the property to the rear whilst retaining a large garden.

Offered to the market with no onward chain.



Location

Henleaze is a suburban gem known for its diverse architecture, combining period homes and modern residences. The neighbourhood boasts a tranquil atmosphere, unsurprisingly making it a popular spot for families.

The bustling high street offers convenient access to a range shops and cafes, fostering a strong community spirit. The neighbouring areas of Westbury Park, Westbury-on-Trym and Bishopston all have their own high streets, and the city centre and major transport links are in close proximity also.

Henleaze features green spaces like Henleaze Lake and the nearby expansive green space of the Downs meaning there is no shortage of options for walks.

Vendor's Comments

"This is a beautiful, unique, art deco styled family home in a quiet leafy suburb in a very desirable area of Bristol. Easy access to local amenities, the Downs and Clifton, in the catchment for very good schools and with fantastic, warm neighbours and supportive community. The house was refurbished to a high standard as it was to be our "forever home" and we love it! Work and family commitments have taken us in a different direction unfortunately."

Schools

Henleaze Junior School - Distance: 0.38 miles

Redmaids' High School - Distance: 0.54 miles

E-Act St Ursula's Academy - Distance: 0.57 miles

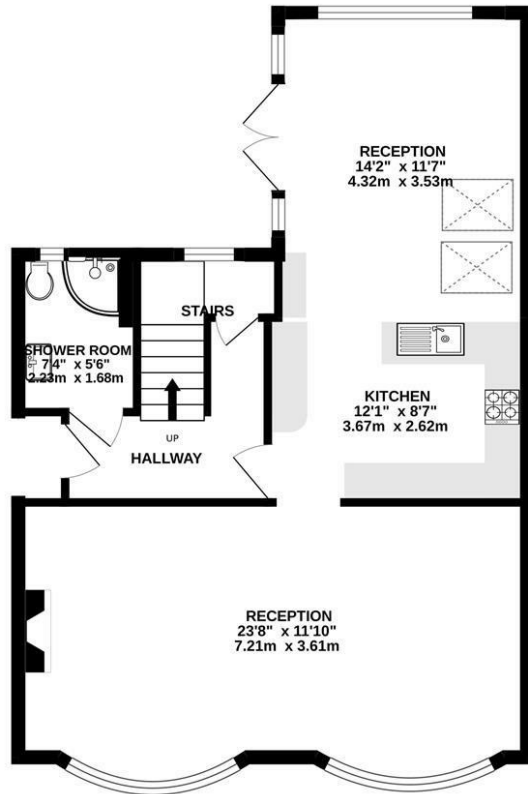
Bishop Road Primary School - Distance: 0.74 miles

Bristol Free School - Distance: 0.97 miles

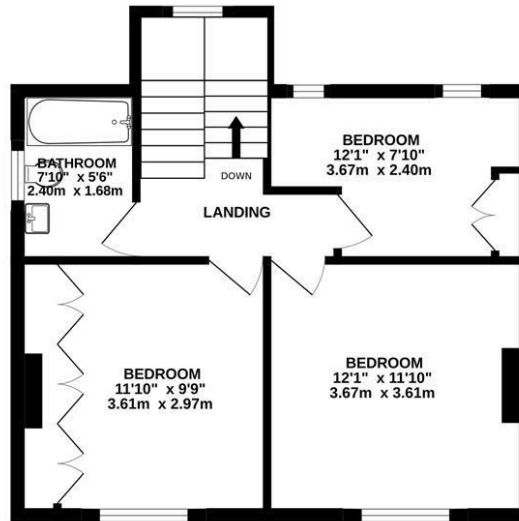
Redland Green School - Distance: 1.14 miles



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

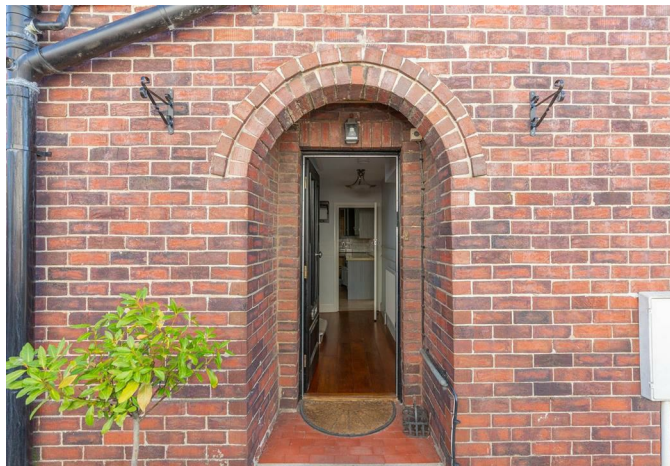


1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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 unique Voke-designed detached residence
- Driveway parking for multiple cars
- A large (25 metres), landscaped and level private rear garden with summer house
- Three bedrooms, two reception rooms
- Two bathrooms including a ground floor shower room
- Extended ground floor encompassing an open-plan kitchen/diner
- Offering scope to potentially extend laterally and convert the loft, subject to necessary permissions
- Offered with no onward chain

Guide Price: £725,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

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.

**MAGGS
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