



55 THE CRESCENT,
BRISTOL, BS9 4RU

**GOODMAN
& LILLEY**







55 THE CRESCENT

BRISTOL BS9 4RU

GUIDE PRICE
£900,000

Offered to the market with no onward chain. An elegant four-bedroom 1930s semi-detached home, ideally located on The Crescent in Henleaze, offering beautifully proportioned accommodation, generous reception space, a sun room, sauna, driveway, garage and family-friendly outside space. This attractive family home combines classic period proportions with a practical and versatile layout, perfectly suited to modern living.

A fabulous home that simply must be viewed to appreciate what is on offer.

Location

The Crescent is a well-regarded road within the ever-popular Henleaze area, known for its attractive 1930s homes, generous plots and excellent access to both green space and local amenities. From here, residents are well placed for Henleaze High Street, with its range of independent shops, cafés and everyday conveniences, while nearby green spaces including Henleaze Lake, Badock's Wood and The Downs offer superb opportunities for walking, running and outdoor leisure. Westbury-on-Trym village is also within easy reach, as are further amenities, restaurants and transport links connecting to the city centre and beyond.

Accommodation

Please see floor plan for measurements

Ground Floor

Externally, the property benefits from a well proportioned rear garden, ideal for

family use and outdoor enjoyment, together with a driveway and large garage, providing valuable off-street parking and storage.

The ground floor is centred around a large open living and dining space, creating a wonderful setting for both everyday life and entertaining. This impressive reception area flows through to a sun room, providing an additional flexible living space with an appealing outlook over the garden. A downstairs WC adds further practicality.

First Floor

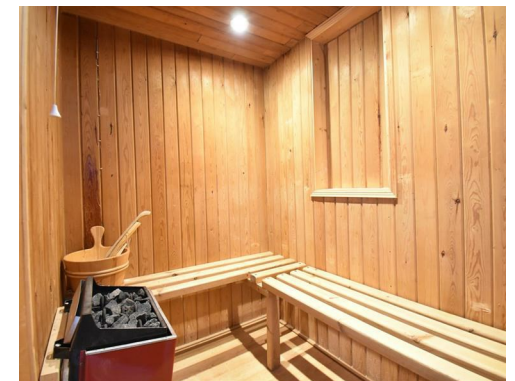
Upstairs, the property offers four well-proportioned bedrooms, served by a family bathroom and a separate shower room. Adjoining the shower room is a private sauna, a rare and distinctive feature that adds a touch of luxury to this already appealing home.

Externally

Externally, the property benefits from a

well proportioned rear garden, ideal for family use and outdoor enjoyment, together with a driveway and large garage, providing valuable off-street parking and storage.

- Spacious four-bedroom 1930s semi-detached family home
- Well proportioned rear garden, driveway and large garage
- Large open-plan living and dining space
- Sought-after position on The Crescent in Henleaze
- Family bathroom, separate shower room and private sauna
- No onward chain





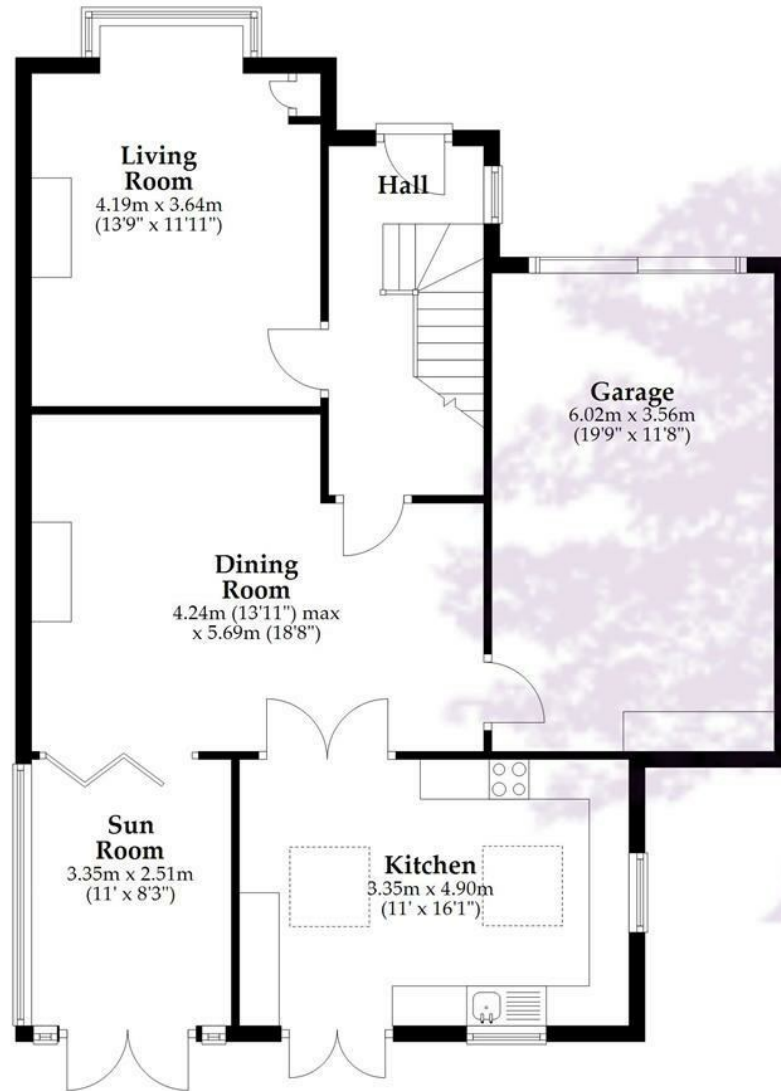


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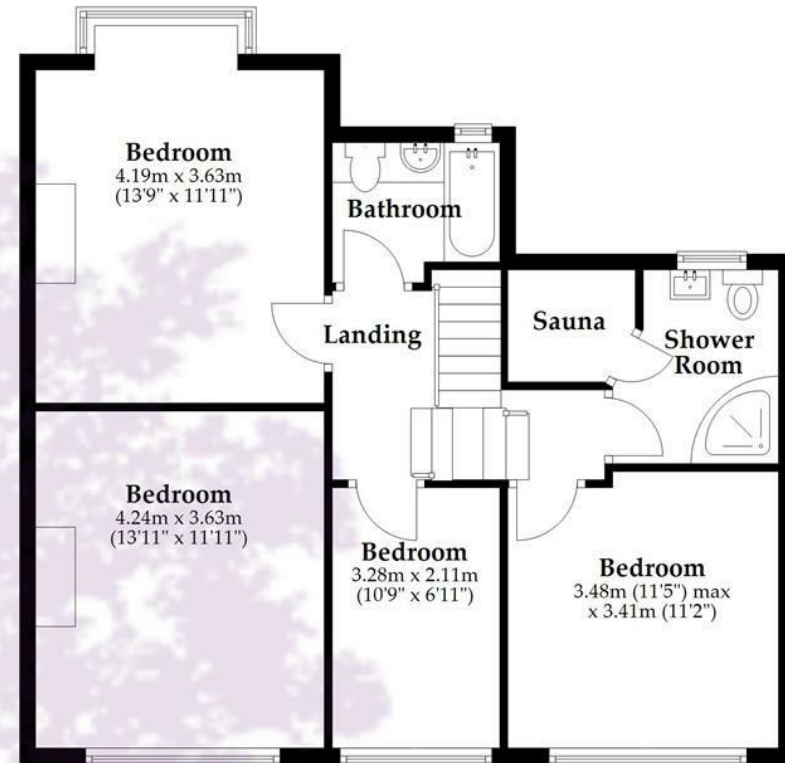
Ground Floor

Approx. 95.1 sq. metres (1023.8 sq. feet)



First Floor

Approx. 69.4 sq. metres (747.1 sq. feet)



Total area: approx. 164.5 sq. metres (1770.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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