



21 The Crescent, Henleaze, Bristol, BS9 4RP

- 5 Bedrooms
- Detached
- Off Street Parking and Detached Garage
- Lovely Plot with some Elevated Views
- No Onward Chain
- Beautiful Garden with Heated Outdoor Swimming Pool

A superb 5 bedroom detached family home, ideally positioned in the heart of Henleaze, BS9. Offering generous and versatile living accommodation, this impressive property features 5 well-proportioned bedrooms, including a principal bedroom with en-suite, a family bathroom, extensive off-street parking, a detached garage, a delightful family garden and the added luxury of an outdoor swimming pool. This is a wonderful home that will appeal to a wide range of buyers.

The property is entered via a spacious and welcoming porch, providing an ideal space for coats and shoes, before leading into the generous entrance hall. From here there is access to the principal reception rooms, a downstairs WC and the staircase to the first floor with a useful storage cupboard beneath. The hallway also retains attractive original oak wooden flooring, setting the tone for the character found throughout the home.

The lounge is a bright and elegant reception room, enjoying windows to both the front and side aspects, allowing natural light to flood in. Character features include a fireplace with surround, coving, picture rails, ceiling roses and beautiful original wooden flooring. To the rear is a second reception room, currently arranged as a formal dining room, which also benefits from a dual aspect. Equally suited as a family room, it offers excellent flexibility while continuing the period charm with picture rails and original wooden flooring.

On the opposite side of the hallway is a cosy snug, complete with a window, coving, picture rails and original oak wooden flooring. This versatile room would also make an ideal home office and benefits from double doors opening onto the rear porch.

The kitchen and breakfast room are positioned at the rear of the property. The breakfast room comfortably accommodates a family dining table and chairs and features a window, built-in storage and shelving and original oak flooring. The adjoining kitchen has a Karndean LVT flooring and offers a range of wall and base units with complementary work surfaces and tiled splashbacks, a stainless steel sink and drainer, space for a range cooker and fridge/freezer, a side window and doors leading to the rear lobby. The rear lobby provides access to the garden and currently serves as a practical utility area. The house also has a gas boiler and benefits from Economy 7 electricity.





On the first floor, a beautiful feature window on the half landing fills the staircase with natural light before leading to a spacious landing with access to all 5 bedrooms, the family bathroom and a separate WC.

The principal bedroom enjoys a dual aspect with a front window and side bay window, built-in wardrobes, additional space for freestanding furniture, picture rails and fitted carpet. It also benefits from a well-appointed en-suite shower room comprising a shower cubicle, wash hand basin and front-facing window.

Bedroom 2 is another generous double room with a dual aspect, while bedrooms 3 and 4 are similarly proportioned doubles overlooking the rear garden and beyond. Bedroom 5 remains an excellent size and is capable of accommodating a double bed, making it ideal as a guest room, nursery or additional home office. The family bathroom includes a bath, separate shower cubicle, wash hand basin with vanity unit, built-in storage cupboard and an obscured window.

Externally, the property occupies a generous corner plot and enjoys access from both The Crescent and Hill Burn, creating a convenient in-and-out driveway with off-street parking for numerous vehicles and EV charging point. There is also access to the detached garage via an up-and-over door, with the garage measuring approximately 16'8" x 8'. The corner plot offers further potential to enhance or develop additional garden areas to the front or side, subject to any necessary consents.

The rear garden is a particular highlight, offering an excellent degree of privacy and being predominantly laid to lawn with mature hedging and fenced boundaries. Towards the far corner is a superb outdoor swimming pool (heated by an air source heat pump, recently installed swimming pool pump and sand filter.) with an adjoining decked seating area, creating a fantastic space for entertaining family and friends or simply relaxing throughout the summer months. A separate patio area with pergola and established grape vines enjoys the evening sunshine, while mature shrubs and trees add further interest and colour. The garden also benefits from convenient side access.



Energy Performance Certificate: Rating C
Council Tax: Band G

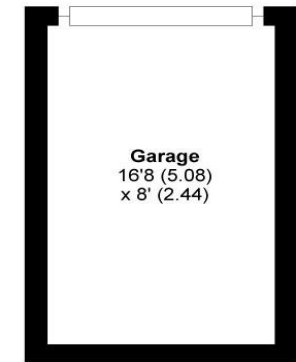
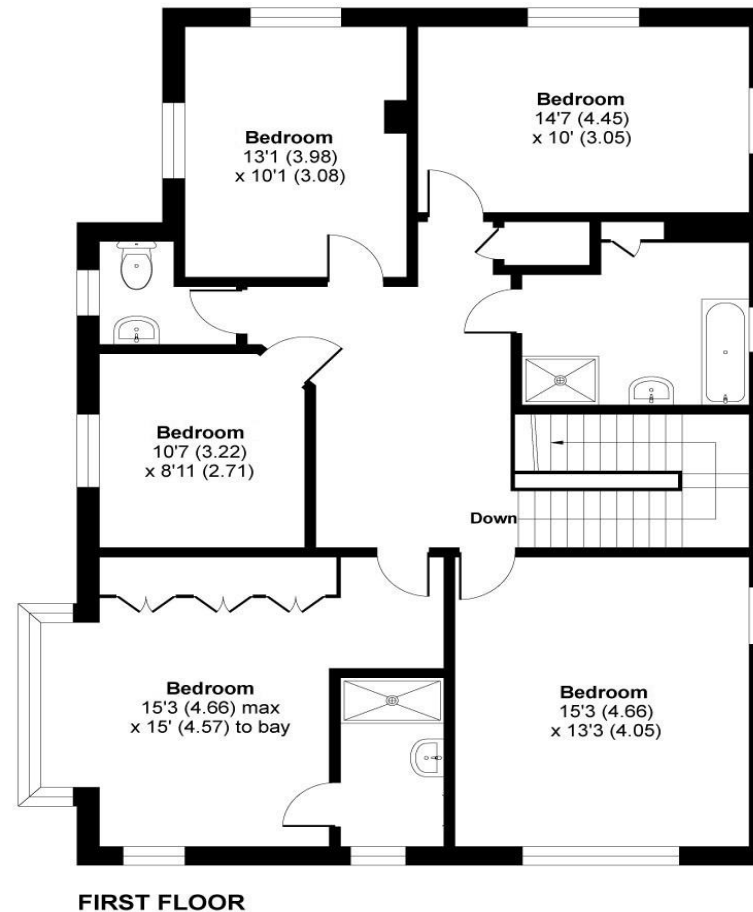
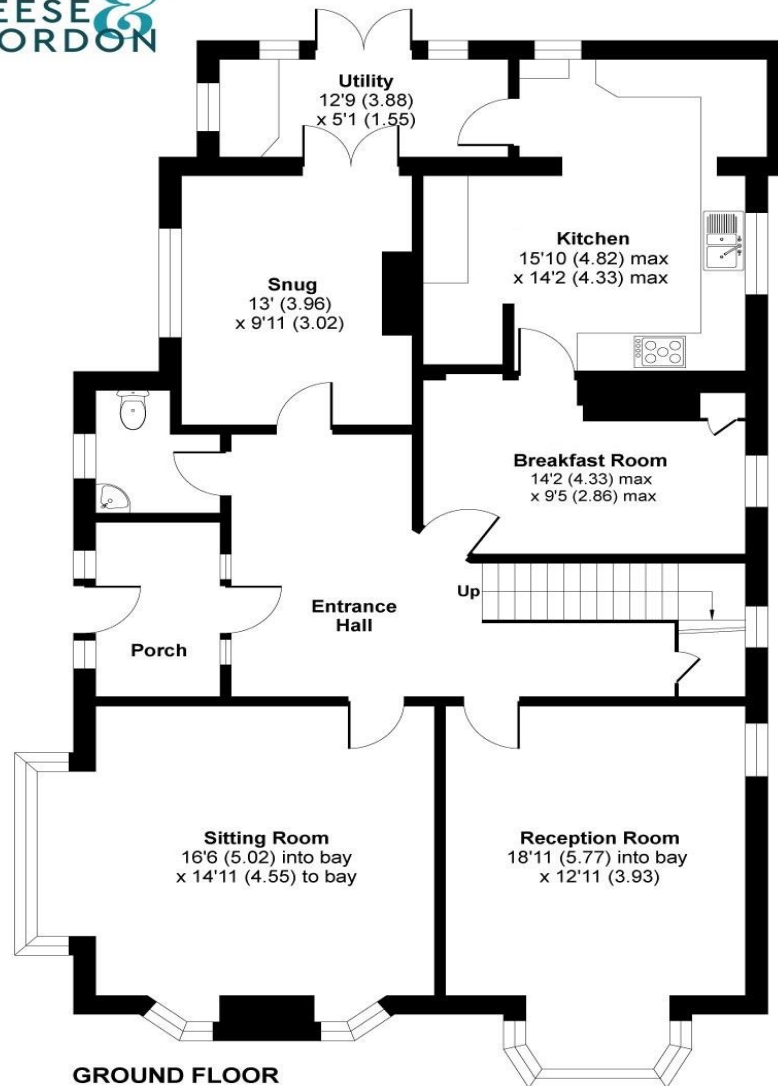
The Crescent, Henleaze, Bristol, BS9

Approximate Area = 2590 sq ft / 240.6 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 2757 sq ft / 256.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Leese & Gordon. REF:1495725