



20 Lake Road, Henleaze
Guide Price £600,000

RICHARD
HARDING



20 Lake Road, Henleaze, Bristol, BS10 5JA

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A most attractive and well-arranged 2 double bedroom detached bungalow enjoying a balanced and well-arranged layout, off road parking and a sunny rear garden.

Key Features

- **Popular location** at the start of Lake Road, close to Henleaze Lake and within easy reach of the excellent shops, cafes, cinema and bus connections of Henleaze Road.
- **Accommodation:** entrance vestibule flows through into the central hallway, bay fronted sitting room, separate sociable kitchen/dining room, 2 good sized double bedrooms and a bathroom/wc.
- **Outside:** pretty front garden tastefully landscaped with driveway off road parking and gated side access to a glorious sunny rear garden with paved sections, lawned area and raised decking with a wooded backdrop.
- **A rare opportunity to purchase a single storey detached house in an amazing location.**





GROUND FLOOR

APPROACH: via garden gate and pathway leading through a pretty front garden to an attractive covered entrance and central main front door to the property.

ENTRANCE VESTIBULE: high ceiling, built in cloaks storage cupboard housing the fuse box for electrics, inset floor mat and part glazed door leading through to the central entrance hallway.

ENTRANCE HALLWAY: (18'1" x 3'10") (5.51m x 1.17m) a welcoming central entrance hallway with high ceilings, picture rail, dado rail, radiator, doors radiating off to the sitting room, kitchen/dining room, 2 double bedrooms and bathroom/wc. There is also a further door accessing a storage cupboard housing the gas central heating boiler.

SITTING ROOM: (front) (16'5" max into bay x 12'7" max) (5.01m x 3.84m) a bay fronted sitting room with double glazed windows to front and further double glazed window to side providing plenty of natural light. High ceiling with ceiling coving, picture rail, dado rail, tv point and a radiator.

KITCHEN/DINING ROOM: measured and described separately as follows:

Kitchen: (10'4" x 8'11") (3.16m x 2.86m) a modern fitted kitchen comprising base and eye level gloss white handleless units with square edged woodwork top over, inset 1½ bowl sink and drainer unit, integrated electric oven with 4 ring gas hob and extraction over, integrated fridge/freezer and dishwasher, further appliance space and plumbing for washing machine, double glazed windows to rear overlooking the rear garden, radiator, part double glazed door to side accessing the side access path through from the front to the rear gardens and wide wall opening providing a sociable connection through to the dining area.

Dining Room: (10'8" x 9'10") (3.26m x 2.99m) double glazed windows to side, high ceilings with ceiling coving, picture rail, dado rail and radiator.

BEDROOM 1: (rear) (12'7" x 11'10") (3.83m x 3.61m) a double bedroom with high ceiling, ceiling coving, picture rail, double glazed window to side, double glazed windows to rear with central French doors accessing the raised decked and rear garden and a radiator.

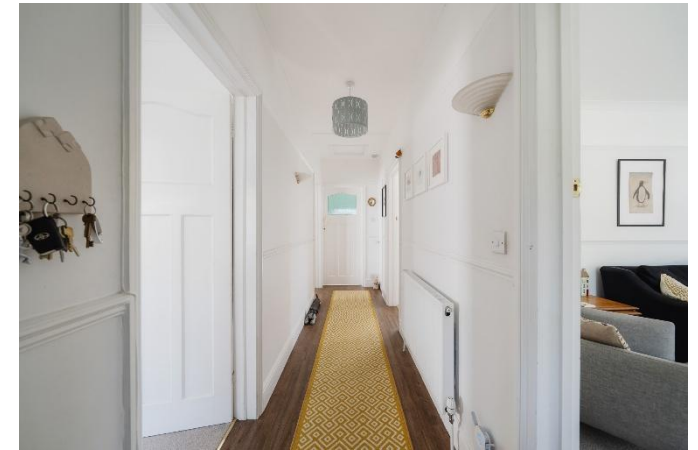
BEDROOM 2: (front) (11'1" x 10'8") (3.37m x 3.24m) a double bedroom with dual aspect double glazed windows to front and side, high ceiling with ceiling coving and picture rail, radiator and tv point.

BATHROOM/WC: a modern white bathroom suite with coloured bath with mixer taps and system fed shower over, low level wc and pedestal wash basin, double glazed windows to rear with alcove shelving, shaver point, inset spotlights and a radiator.

OUTSIDE

OFF ROAD PARKING & FRONT GARDEN: there is a gated driveway to the front providing off road parking for one car with an attractive low maintenance garden to the side with various plants, shrubs and trees as well as handy gated side access through to the rear garden.

REAR GARDEN: (approx. 45ft across x 20ft in depth) (13.72m x 6.10m) a lovely private enclosed rear garden with a south easterly orientation providing plenty of daytime sunshine with raised decked terrace providing seating area leading down to a further paved seating area and lawned sections framed by an attractive stone boundary wall and flower borders containing various shrubs and an acer. There is a garden shed and handy gated side access through to the front of the property.



IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

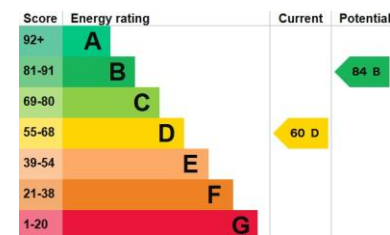
TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



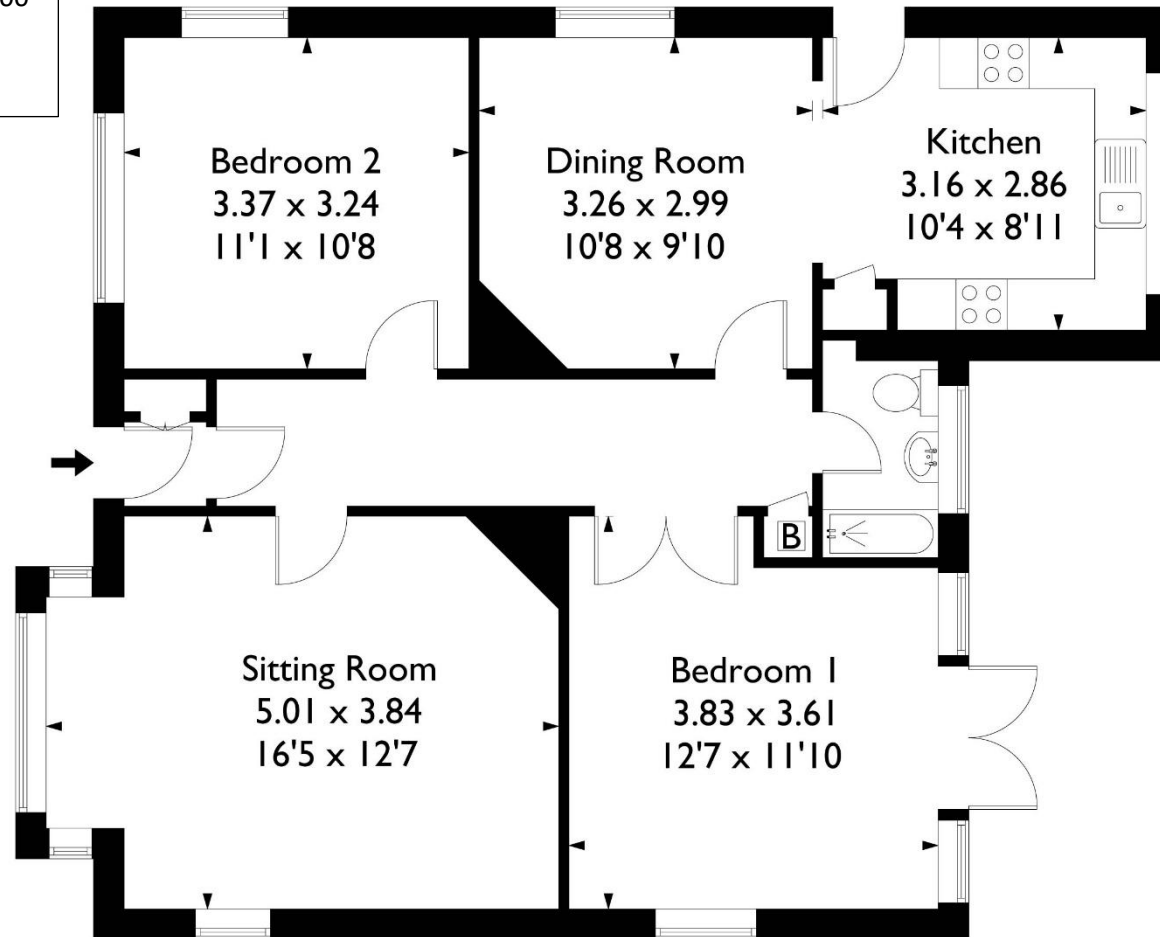


Lake Road, Henleaze, Bristol BS10 5JA

Approximate Gross Internal Area 75.34 sq m / 810.95 sq ft



DoM: 06/09/25 - £600,000
SSTC: 17/09/25 - £600,000
EXCH: 16/12/25 - "
COMP: 09/01/26 - "



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.