



29 Stanley Road, Redland
Guide Price £799,000

RICHARD
HARDING



29 Stanley Road,

Redland, Bristol, BS6 6NP

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An impressive extended 3/4 bedroom, 2/3 reception room (1 x hall floor, 2 lower ground floor) Victorian family home enjoying a fabulous 40ft semi open-plan kitchen/dining/living space, front and rear gardens, and excellent access to all central areas.

Key Features

- Situated in the heart of Redland, just off Chandos Road, with its highly regarded independent restaurants, as well as being incredibly handy for Redland train station, Cotham Gardens Park, Cotham Hill/Whiteladies Road and Gloucester Road, making it a brilliant location to explore the city.
- Offered with no onward chain, making a certain and stress free move possible.
- **Lower Ground Floor:** impressive extended 40ft x 16ft semi open-plan kitchen/dining/living space with a modern fitted kitchen and bi-folding doors accessing the rear garden, as well as a handy lower ground floor entrance to the house. Utility/wc.
- **Hall Floor:** entrance hallway, 2 double bedrooms or reception rooms depending on one's requirements.
- **First Floor:** 2 further double bedrooms (1 with en-suite) and a family bathroom/wc.
- An impressive property of its type, this inviting period home blends Victorian character with contemporary design and styling.





HALL FLOOR

APPROACH: via steps leading up to the main front door to the house. There are also steps descending to the lower ground floor independent entrance, providing two entrances into the property.

ENTRANCE HALLWAY: high ceiling, newly fitted carpets with inset floormat, contemporary radiators and wall mounted thermostat for central heating. Doors off to the sitting room/bedroom 3 and reception 3/bedroom 4. Further door accesses a staircase descending into the lower ground floor living and kitchen accommodation. Stairs rise to the first floor landing.

SITTING ROOM/BEDROOM 3: (rear) (15'11" max into chimney recess x 11'6") (4.86m x 3.50m) a large reception room or double bedroom depending upon one's requirements with high ceiling, a feature fireplace, contemporary radiator, sliding sash window to rear, large recessed walk in wardrobe/storage cupboard, built in shelving to chimney recess and contemporary wall uplighters.

RECEPTION 3/BEDROOM 4: (front) (12'2" x 12'0" max into chimney recess) (3.71m x 3.65m) a further reception room or double bedroom depending on one's needs, high ceiling, ceiling coving, feature fireplace, contemporary radiator, 2 sash windows to front, built in shelving to chimney recess and built in storage cupboard.

FIRST FLOOR

LANDING: central landing with skylight window flooding plenty of natural light through the landing and stairwell with doors leading off to bedroom 1, bedroom 2 and family bathroom/shower/wc. Inset spotlights.

BEDROOM 1: (front) (13'1" to front of built in wardrobes x 12'0") (3.99m x 3.66m) high ceilings, Velux skylight window, contemporary radiator, double doors accessing a recessed storage cupboard with built in shelving and drawers, further doors access a wardrobe with hanging rails and an en-suite shower room.

En Suite Shower Room/wc: a smart shower room with a white suite comprising shower enclosure with dual headed system fed shower, low level wc, wash hand basin set into a counter with storage beneath, contemporary radiator, loft hatch and extractor fan.

BEDROOM 2: (rear) (11'3" x 9'6" max into chimney recess) (3.44m x 2.89m) a double bedroom with sash window to rear, high ceiling, built in shelving to chimney recess and a contemporary radiator.

FAMILY BATHROOM/WC: (11'2" x 6'0") (3.40m x 1.83m) a smart white suite comprising a floor standing double ended bath with mixer taps and shower attachment, a walk in oversized shower enclosure with dual headed system fed shower, low level wc with concealed cistern, wash hand basin with storage cupboard beneath, contemporary radiator, extractor fan and a sash window to rear.

LOWER GROUND FLOOR

A stylish open tread walnut staircase descends into a fabulous extended semi open-plan living/kitchen/dining area (overall measurement 40'7" x 16'0" inclusive of staircase) (12.37m x 4.88m) described in sections as follows:

SITTING ROOM: (15'9" x 11'9") (4.79m x 3.58m) there is a comfortable living room to the front with sash window overlooking the front garden, feature fireplace with built in cabinets and book casing to chimney recesses, parquet herringbone flooring, Japanese style sliding screen provides sectioning for this to be used as a separate room or as the through open plan space which flows through into the kitchen/dining area. Part glazed door provides a handy lower ground floor entrance providing a useful second entrance to the property and great flexibility how the accommodation can be used.

KITCHEN/DINING AREA: (22'5" x 15'9") (6.83m x 4.80m) a modern fitted kitchen comprising base and eye level cupboards with cast concrete worktop over with overhanging breakfast bar providing plenty of seating. Ample storage cupboards, inset ceramic sink with mixer tap, recess for range cooker, American style fridge/freezer, tiled flooring, door leading off to a ground floor utility room/wc. Two large Velux skylight windows, bi-folding doors accessing the rear garden, tiled floor, boiler cupboard, built in wine fridge to breakfast area and ample space for dining table and chairs.

UTILITY ROOM/WC: a cleverly designed utility space with plumbing and appliance space for washing machine and dryer with work counter over, wc, small wash basin with shelving beside and an extractor fan.





OUTSIDE

FRONT GARDEN: courtyard front garden with large flower bed with croft storage beneath and independent entrance into the lower ground floor.

REAR GARDEN: a smart town garden, mainly laid to paving with raised railway sleeper flower borders, smart slatted fencing and outdoor tap.

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:

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

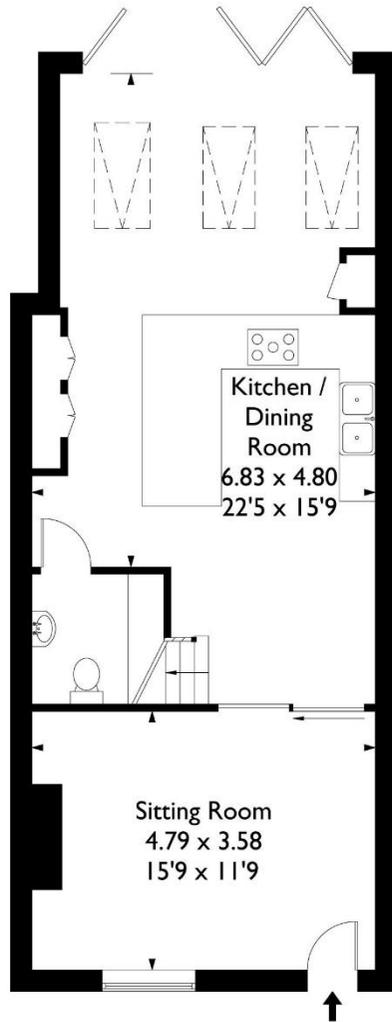
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



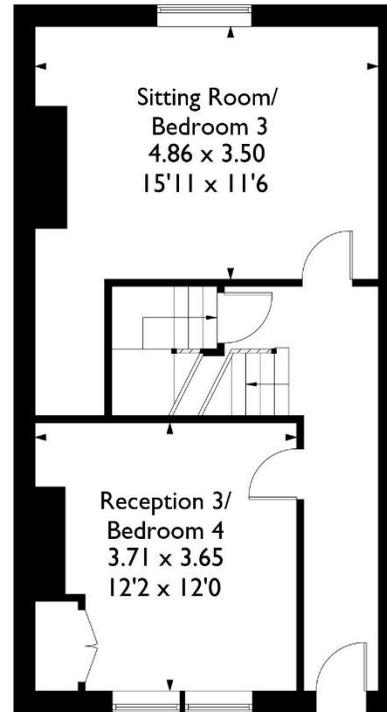


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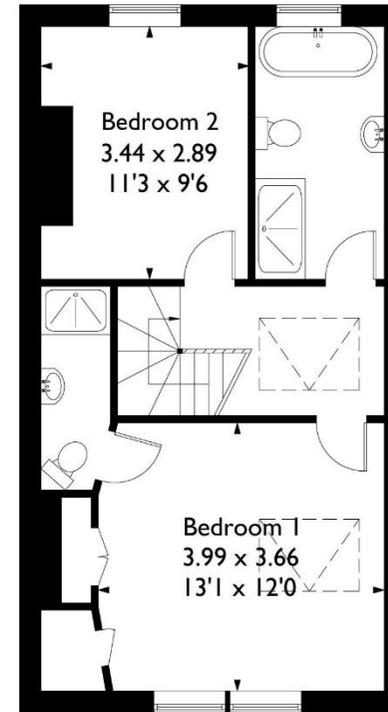
Approximate Gross Internal Area 146.90 sq m / 1581.10 sq ft



Lower Ground Floor



Ground Floor



First Floor

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.