



2 Brecon Road, Henleaze
Guide Price £1,350,000

RICHARD
HARDING



2 Brecon Road,

Henleaze, Bristol, BS9 4DT

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An immaculately presented and well-arranged 6 bedroom period semi-detached home enjoying a glorious 55ft x 30ft level south facing garden, off road parking for two cars and a stylish interior.

Key Features

- Extensively renovated over the last 6 years, including double glazed sash windows throughout, a new boiler (2025), rewiring and much more, providing peace of mind and a turnkey option.
- Fantastic location, just off the Downs and **within** a level stroll of the excellent shops, cafes and amenities of Henleaze Road. Bus connections to central areas are also nearby, as are St Ursula's, Badminton and Red Maids schools.
- **Ground Floor:** entrance vestibule providing a handy connection through to the rear garden, central entrance hallway with generous understairs storage cupboards, superb bay fronted sitting room with double glazed sash windows and plantation shutters, reception 2/family room with woodburning stove and sociable connection through to the stylish kitchen/dining space, with a John Lewis of Hungerford fitted kitchen and seamless access out onto the sunny garden. Adjoining utility room and ground floor cloakroom/wc.
- **First Floor:** landing, principal bedroom with 'Jack and Jill' en-suite shower room, two further double bedrooms to rear.
- **Second Floor:** landing, smart family bathroom/shower/wc and three further bedrooms.
- **Outside:** to the front of the property there is off-road parking for two family sized vehicles with an EV charging point. To the rear there is a glorious south facing level rear garden of a good size (55ft x 30ft), offering uninterrupted daytime sunshine.
- A tastefully and sympathetically renovated family home with ample space, a surprisingly generous garden, off road parking and more.





GROUND FLOOR

APPROACH: via garden path leading beside the block paved off road parking, with off street parking for two family sized vehicles with an electric EV charging point. The pathway leads up the left hand side of the building to the main front door to the house.

ENTRANCE VESTIBULE: (16'4" x 4'2") (4.98m x 1.27m) a welcoming practical entrance vestibule with original flooring, double glazed door to rear providing handy side access straight through to the rear garden. Period part stained glass door with stained glass panels above and beside leading into:-

ENTRANCE HALLWAY: a central entrance hallway with high ceilings with original ceiling cornicing, fitted carpets with original tiled floor section closest to the front door, staircase rising to first floor landing with generous understairs storage cupboards, upright radiator. Doors leading off to the bay fronted sitting room, reception 2/family room which in turn leads through to the kitchen/dining room.

SITTING ROOM: (front) (20'7" max into chimney recess x 15'7" max into bay) (6.26m x 4.75m) a glorious bay fronted sitting room spanning the width of the house with high ceilings, ceiling cornicing and picture rail. Bay window to front comprising four double glazed sash windows with fitted plantation shutters and double glazed sash window beside with fitted shutters. Period style fireplace, built-in bookshelving and cabinets to chimney recesses, radiators and exposed stripped floorboards.

RECEPTION 2/FAMILY ROOM: (13'9" x 12'2") (4.19m x 3.70m) a second informal sitting room with high ceilings, ceiling coving and picture rail, woodburning stove, period style radiator. Wide wall opening providing a sociable connection through to the kitchen/dining space with windows over flooding natural light through to the second reception room.

KITCHEN/DINING ROOM: (an L shaped room measured in two parts, being 21'6"x 12'3" in dining area and 16'5" x 8'10" in kitchen area) (6.55m x 3.74m plus 5.01m x 2.68m) a large L shaped sociable kitchen/dining room with a modern fitted John Lewis of Hungerford kitchen with base and eye level match grey units with oak inserts and square edged low profile ceramic worktop over with inset ceramic sink with Quooker boiling water tap. Integrated appliances including double Neff oven, induction hob and dishwasher. Appliance space for fridge/freezer. A door connects off the kitchen back to the entrance hallway. The kitchen wraps round into a lovely light filled dining room with sliding double doors with floor to ceiling glazed panels beside leading out onto the south facing rear garden. Tiled floor with underfloor heating, inset spotlights. Door accessing:-

UTILITY ROOM: (9'3" x 7'3") (2.83m x 2.22m) a range of base and eye level units with quartz worktop over and inset sink, appliance space for washing machine and dryer, tiled floor, inset spotlights, double glazed door to side accessing the rear garden. Further door accessing:-

CLOAKROOM/WC: low level wc with concealed cistern, wash hand basin with storage beneath, inset spotlights, double glazed window to side.

FIRST FLOOR

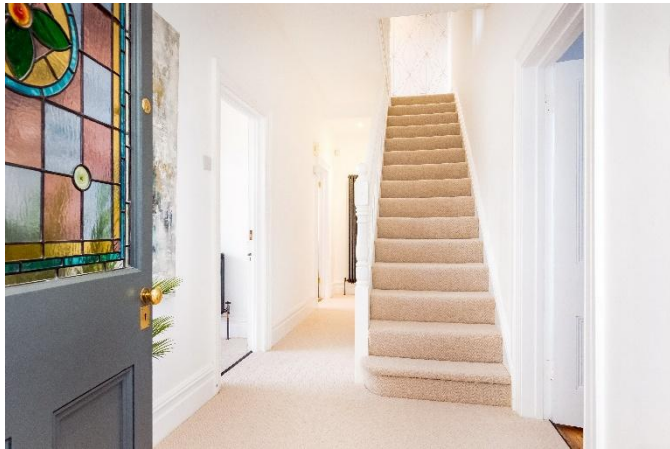
LANDING: a central landing with staircase rising to the second floor. Doors off to three of the bedrooms and a further door accessing the 'Jack and Jill' shower room, accessed independently or as an en-suite for the principal bedroom.

BEDROOM 1: (front) (20'7" x 15'5" max into bay) (6.27m x 4.69m) a large double bedroom spanning the width of the house with bay window to front and further window to side, comprising double glazed timber framed sash windows with plantation shutters, offering a wonderful open aspect opposite over Brecon Road to the St Ursula's school playing fields and beyond. High ceilings with ceiling coving and picture rail, built-in wardrobes to chimney recesses, radiator. Door accessing:-

En-Suite Shower Room/WC: white suite comprising shower enclosure, low level wc, wash hand basin with storage drawer beneath, double glazed window to side. Door connecting back to the landing.

BEDROOM 2: (rear) (13'9" x 12'3" max into chimney recess) (4.20m x 3.72m) high ceilings with ceiling cornicing, picture rail, radiator. Double glazed sash window to rear.

BEDROOM 3: (rear) (13'10" x 8'11") (4.21m x 2.71m) a smaller double bedroom, currently used as a home office with double glazed sliding sash window to rear, high ceilings with picture rail, and a radiator.



SECOND FLOOR

LANDING: a light and spacious landing with panel over providing plenty of natural light through the landing and stairwell. Doors off to bedroom 4, bedroom 5, bedroom 6 and family bathroom/wc, as well as some high level storage cupboards.

BEDROOM 4: (rear) (16'11" x 10'3" max taken below sloped ceiling) (5.15m x 3.11m) a double bedroom with double glazed sliding sash window to rear with built-in plantation shutters, radiator. Opening accessing a recessed wardrobe.

BEDROOM 5: (front) (15'9" x 10'3" max taken below sloped ceilings) (4.79m x 3.12m) a double bedroom with double glazed timber framed sash window to front with plantation shutters, radiator. Arched opening into recessed wardrobe space.

BEDROOM 6: (front) (11'5" max into chimney recess x 9'0") (3.48m x 2.75m) a smaller double bedroom with radiator and a Velux skylight window to front.

BATHROOM/WC: (9'0" x 8'2" max) (2.74m x 2.49m) a smart family bathroom with a white suite comprising double ended bath with recessed alcove shelf and wall mounted mixer taps, low level wc with concealed cistern, wall mounted sink, shower enclosure with dual headed system fed shower. Built-in mirror, contemporary heated towel rail, recessed shelving, low level cupboard housing the hot water tank.

OUTSIDE

OFF ROAD PARKING & FRONT GARDEN: the front of the property is landscaped to block paving providing off road parking for two family sized vehicles with an EV charging point. A pathway leads off the driveway to the main front door of the property, where there is a handy access straight through the entrance vestibule to the rear garden.

REAR GARDEN: (approx. 55ft x 30ft) (16.76m x 9.14m) a fabulous level south facing garden with large porcelain paved seating area closest to the property, central lawned section framed with flower borders containing various plants, shrubs and a wisteria. Further top section of garden which is also laid to porcelain with porcelain seat, space for outdoor seating and entertaining with a bespoke garden shed. Outdoor lighting, water tap and handy side access through the entrance vestibule 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 with a perpetual yearly rent charge of £7.0s.0d p.a. This information should be checked with your legal adviser.

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

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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

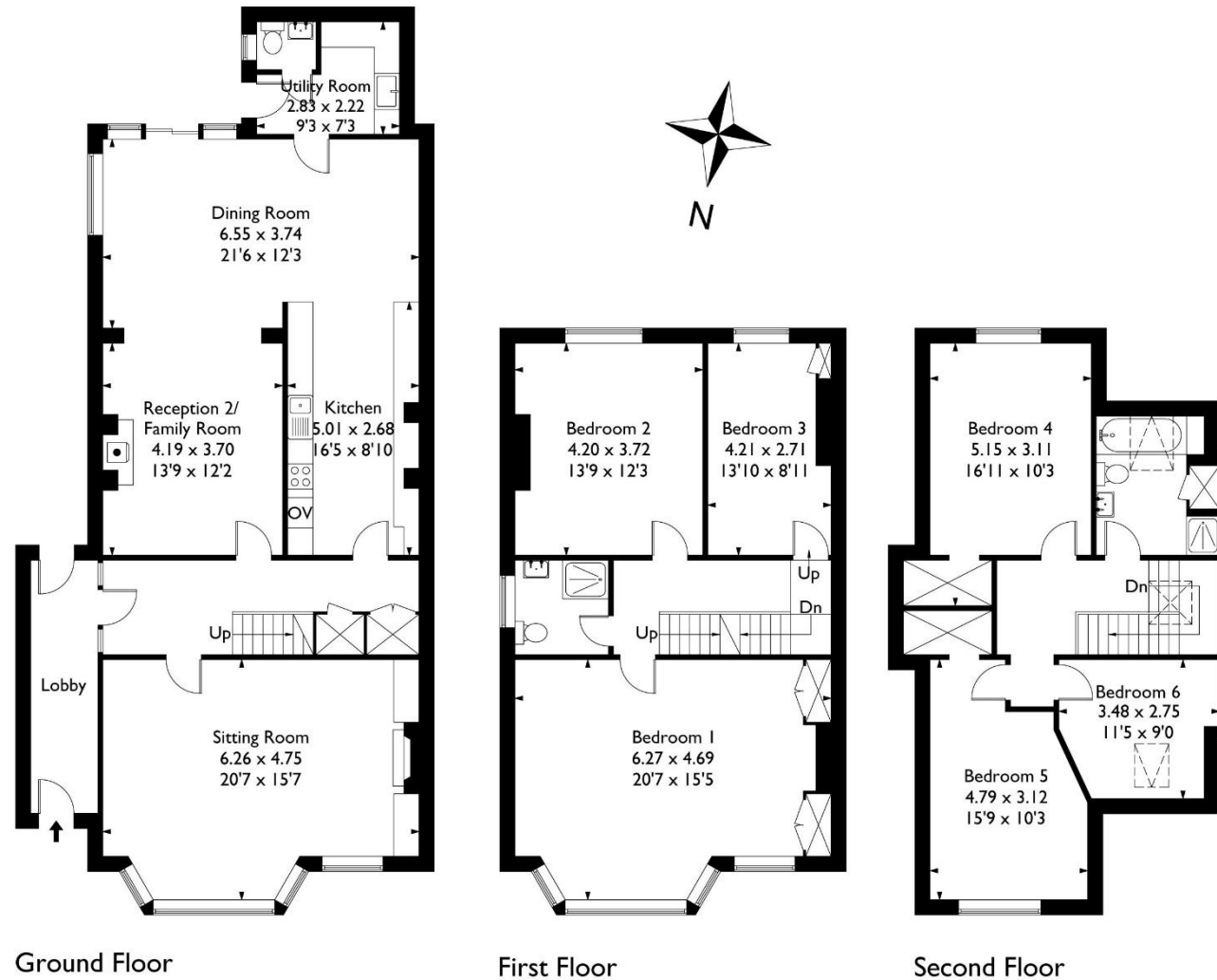
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Brecon Road, Henleaze, Bristol BS9 4DT

Approximate Gross Internal Area = 225.57 sq m / 2428.01 sq ft



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.