



22 WANSCOW WALK,
HENLEAZE, BS9 4LE

**GOODMAN
& LILLEY**







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HENLEAZE BS9 4LE

GUIDE PRICE
£900,000

A wonderful, original four bedroom 1920's semi detached family home located on an excellent road in the popular Henleaze district of Bristol. This superb family home is situated close to the highly regarded Henleaze Infant and Junior schools and is a short walk to the amenities of Henleaze Road.

Set in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

Location

A quiet residential address close to the highly sought after and popular Henleaze Road which includes a wide array of shops suitable for every day living as well as Waitrose supermarket, Orpheus cinema and Falldon Way doctors surgery. Westbury on Trym nearby also includes a further array of shops, restaurants and hostelrys. There are a myriad of schools, both state and independent, primary and secondary close by. For sporting endeavours there are golf courses and health & leisure clubs and for recreation Durdham Downs has 400 acres of parkland. The A4018 runs nearby and is the main arterial road serving Bristol's commercial centre, as well as the motorway networks, M4 and M5. There are regular rail services available from Bristol Parkway and Temple Meads. National European and some long haul flights are available from Bristol Airport approx 12 miles distant.

Summary

Light and airy throughout and presented in good order, to the ground floor; generous sitting room, extended living/dining room opening onto the south facing gardens, fitted kitchen/breakfast

room, utility and cloakroom. To the first floor there are four bedrooms, master bedroom with an en suite, family bathroom and further stairs to the loft room. There are mature gardens to the front and rear of the property - both of good sizes and driveway off road parking providing easy access to the garage.

Accommodation

Entrance

The property is approached by a sweeping path to a attractive feature front door that provides access to the generous main hallway.

Entrance Hall

13'4 x 11'10
A generous entrance hall with stairs to first floor, feature windows to front aspect, doors to :

Sitting Room

13'8 x 12'8
With bay window to front aspect, radiator, ceiling coving and picture rails.

Dining Room

18'2 x 11'10
An extended rear reception with double glazed patio doors opening to the rear garden, feature fireplace, picture rails and door to the kitchen.

Kitchen / Breakfast Room

12'0 max x 10'5
A modern fitted kitchen with space for breakfast table, windows and doors to rear, door to the utility room.

Utility

Fitted units with sink, gas boiler, plumbing and space for white goods.

Cloakroom

Fitted with a modern toilet and sink, window to the side.

First Floor Landing

With built in storage, feature window to the side and doors to :

Bedroom 1

11'4 x 9'7
Bay window to the front aspect, radiator, and door to an en suite shower room.

En Suite Shower Room

Fitted with a modern white suite comprising shower cubicle, toilet and sink, extractor fan.

Bedroom 2

14'11 x 11'4
A generous second bedroom with window overlooking the rear garden, radiator, vanity unit, picture rails.

Bedroom 3

10'11 x 7'2
Window to rear, built in storage/wardrobe and radiator.

Bedroom 4

10'10 x 9'7
Window to front, radiator and door with stairs to the loft room.

Loft Room

15'5 x 14'4
Velux window to rear, ideal for conversion should more room be required.

Outside

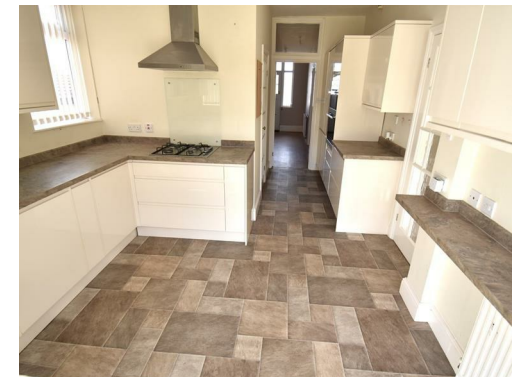
Gardens

The property has wonderful gardens the front garden setting the property back from the road and providing an attractive entrance for the property.

The superb rear garden faces a sunny south westerly direction, with lawn and patio areas and is a generous size space deal for families.

Detached Garage

Detached single garage accessed by the driveway with remote door, window and door to the rear garden.



- Original 1920's semi detached four bedroom house
- Detached garage
- Wonderful south facing rear garden
- Driveway parking
- Light and airy accommodation
- Superb Henleaze location close to the High Street





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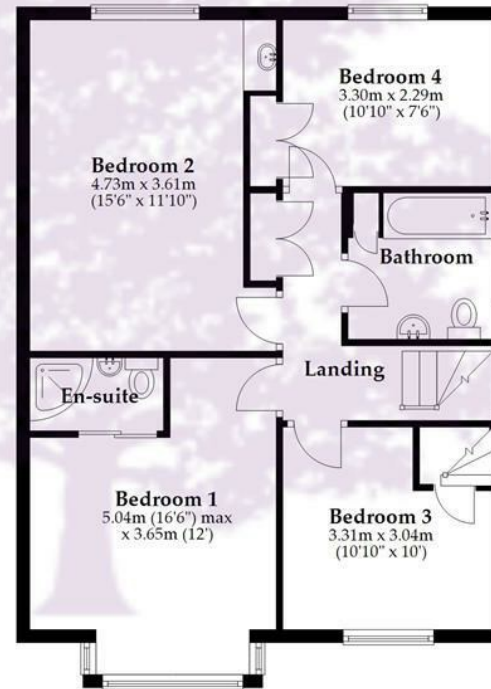
Ground Floor

Approx. 88.9 sq. metres (957.0 sq. feet)



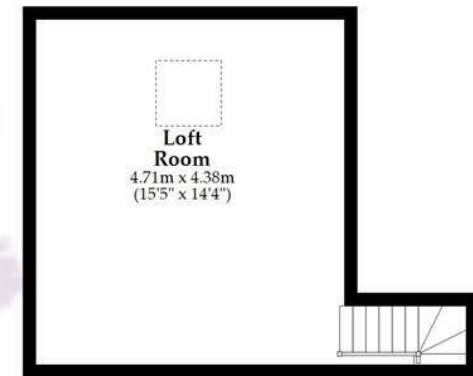
First Floor

Approx. 74.8 sq. metres (805.3 sq. feet)



Second Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



Total area: approx. 190.2 sq. metres (2047.4 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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