GOODMAN & LILLEY



22 LAKE ROAD, HENLEAZE, BS10 5JA

ASKING PRICE £625,000

22 LAKE ROAD

HENLEAZE, BS10 5JA

LOCATION

The location on the Henleaze / Westbury borders remains one of Bristol's most desirable residential neighbourhoods, renowned for its attractive housing, leafy surroundings and excellent amenities. The area offers a wonderful balance of tranquillity and convenience, with nearby green spaces including Henleaze Lake, Horfield Common and the expansive Downs providing excellent opportunities for walking and recreation.

Henleaze Road's vibrant high street offers an excellent selection of independent shops, cafés, butchers and greengrocers, alongside larger amenities including Waitrose and the cinema on Northumbria Drive. The nearby North View is home to a number of highly regarded eateries, including Little French and Prego.

The area is particularly popular with families thanks to its excellent local schools and strong sense of community. Combined with convenient access to Bristol city centre and major transport links.

ACCOMMODATION

Please see the floorplan for the room measurements and property layout.

The property benefits from quality uPVC windows and doors throughout, complemented by the original timber front door, which enhances the property's kerb appeal.

Occupying a desirable position on Lake Road, this attractive detached bungalow has been thoughtfully enhanced and maintained by the current owners. Originally dating from the 1930s, the property benefits from significant improvements, including a brand new roof and previously a well-executed extension that has enlarged the family bathroom.

The accommodation is arranged around a welcoming central hallway, providing access to all principal rooms. The spacious bathroom is fitted with a contemporary four-piece suite comprising a bath, separate shower enclosure, wash hand basin and WC.

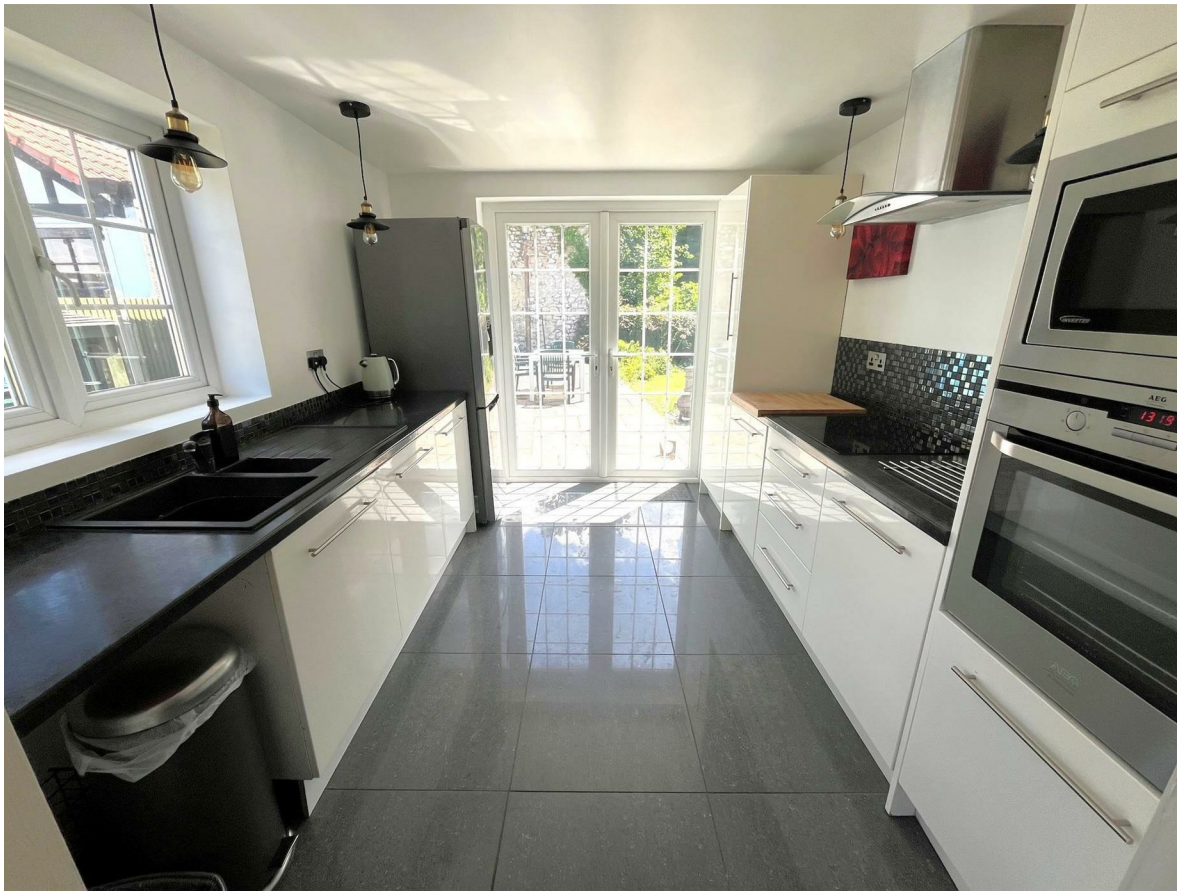
The impressive kitchen, fitted with a range of matching wall and base units, generous work surfaces and integrated appliances including an oven, hob and dishwasher. Double doors open directly onto the rear garden and also connect seamlessly to the dining room, creating an excellent space for everyday living.

The property offers exceptional flexibility, with three further well-proportioned rooms that can be adapted to suit individual requirements. Currently arranged as a sitting room and two double bedrooms, the accommodation could easily accommodate additional reception space if needed. The bay-fronted sitting room enjoys a sunny aspect and features an attractive corner fireplace, while original internal doors and picture rails add character and charm. Throughout, the décor is presented in excellent order.

OUTSIDE

Externally, the home is approached via a smart frontage providing off-street parking together with an EV charging point. Gated side access leads to the rear garden and detached garage.

A particular highlight is the beautifully rear garden. The level plot combines a lawn area and generous paved patio with mature tree and shrub borders. Enjoying a favourable aspect, the garden receives sunlight throughout the day and into the evening, creating an ideal setting for outdoor relaxation and entertaining.





















FLOORPLAN



Total area: approx. 97.8 sq. metres (1053.0 sq. feet)

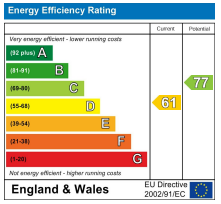
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

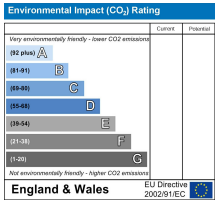
2 Bedrooms
Tenure - Freehold

2 Reception Rooms
Total 1053.00 sq ft

1 Bathrooms
Council tax band - D

- Improved and extended detached bungalow
- Flexible and well-presented accommodation
- Driveway parking with EV point
- Highly sought-after location
- Superb level rear garden
- Detached garage





Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm

GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE
156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

SHIREHAMPTON
9 High Street
Shirehampton
BS11 0DT
0117 213 0333
shire@goodmanlilley.co.uk

PORTISHEAD
Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

CLEVEDON
28 Hill Road
Clevedon
North Somerset
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

LAND & NEW HOMES
0117 213 0151
LNH@goodmanlilley.co.uk

LETTINGS
01275 299010
lettings@goodmanlilley.co.uk