



31 Hill View, Henleaze  
Guide Price £785,000

RICHARD  
HARDING



# 31 Hill View,

Henleaze, Bristol, BS9 4QD

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An exceptionally spacious (1,956 sq. ft.) 4/5 bedroom semi-detached family home with a superb south-westerly facing rear garden, off-road parking for two cars and a single garage.

## Key Features

- Accommodation arranged over three floors with the lower ground floor offering extra bedrooms, utility space and hobby space, perfect for a growing family.
- Situated in popular Henleaze within a short stroll of the excellent shops, cafes and bus connections of Henleaze Road, Henleaze Junior School is also nearby.
- **Ground Floor:** entrance vestibule flows through into an entrance hallway with stairs ascending to the first floor and descending to the lower ground floor, sitting room and a good sized (20'2" x 12'5") sociable kitchen/dining room with a balcony enjoying plenty of afternoon sunshine and views.
- **First Floor:** landing, three bedrooms and a family bathroom/wc.
- **Lower Ground Floor:** spacious landing, utility area leading through to garden room with access onto a glorious sunny garden, two further bedrooms, receptions or studies and large internal storeroom, perfect for a workshop/hobby space. Additional storage cupboards and a shower room/wc.
- Off-road parking and a single garage.
- A much-loved family home in a great location with elevated views and a sunny aspect.





## GROUND FLOOR

**APPROACH:** via tarmac driveway providing off-road parking for two cars, leading beside the front garden. The driveway leads towards the garage and the arched entrance to the property.

**ENTRANCE VESTIBULE:** tiled floor and part glazed period door leading to:-

**ENTRANCE HALLWAY:** welcoming entrance hallway with staircase rising to the first floor landing and descending to the lower ground floor landing. Corner low level cupboard with built-in shelving. Doors leading off to the sitting room and kitchen/dining room.

**SITTING ROOM:** (16'0" x 13'5") (4.88m x 4.09m) a good size bow fronted sitting room with high ceilings, ceiling coving, picture rail and a radiator. An impressive Minster style stone fireplace with open fire. Bay to front comprising double glazed windows.

**KITCHEN/DINING ROOM:** (20'2" x 12'5") (6.15m x 3.79m) a lovely light and sociable through kitchen/dining room with a shaker style kitchen comprising of base and eye level cupboards and drawers with granite worktop over and inset 1½ bowl sink and drainer unit, appliance space for a cooker, built-in chimney hood over. Double glazed windows to rear elevation taking in far reaching views over the rooftops of Henleaze towards Henbury Golf Club and the Blaise Castle estate. Ample space for dining and seating furniture, chimney breast with recessed standing stove, radiators and exposed stripped floorboards. Sliding double glazed doors leading off the dining area to a balcony offering a spectacular view and a south-westerly orientation.

## FIRST FLOOR

**LANDING:** doors leading off to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc, as well as a double glazed window to side elevation, loft hatch providing access to a loft storage space (offering potential to conversion if required and subject to consents). Recessed **Airing Cupboard** with built-in slatted shelving and further low level storage cupboard.

**BEDROOM 1:** (front) (16'8" x 12'10") (5.08m x 3.90m) double bedroom with high ceilings, bay window to front elevation comprising double glazed windows, built-in wardrobes and dressing table, radiator.

**BEDROOM 2:** (rear) (12'5" x 11'3") (3.79m x 3.42m) double bedroom with built-in wardrobe/storage cupboards, high ceilings, inset spotlights, radiator, double glazed window to rear elevation offering spectacular open elevated outlook over the rooftops of Henleaze towards the trees in Henbury Golf Club and Blaise Castle estate in the distance.

**BEDROOM 3:** (front) (10'3" x 7'0") (3.13m x 2.14m) single bedroom, currently used as a home office, with high ceilings, double glazed windows to front elevation and a radiator.

**BATHROOM/WC:** modern bathroom comprising of a white suite with panelled bath with system fed shower over, low level wc, wash hand basin with storage cabinet underneath, heated towel rail, tiled walls, inset spotlights, extractor fan and shaver point. Two double glazed windows to rear elevation.

## LOWER GROUND FLOOR

**LANDING:** central landing with doors off to a large basement storage room, bedroom 4, bedroom 5 and further recessed storage space. There is a wall opening off the landing through to:-

**UTILITY:** (11'5" x 7'3") (3.48m x 2.20m) built-in cupboards housing plumbing and appliance space for washing machine and dryer, double doors leading through to a garden room with access out onto the rear garden.

**SHOWER ROOM/WC:** white suite comprising of a corner shower enclosure with system fed shower, low level wc, wall mounted wash basin, double glazed window to side elevation, tiled walls, tiled floor and heated floor.

**BEDROOM 4:** (rear) (12'0" x 11'3") (3.66m x 3.43m) double bedroom with high ceilings. Double glazed window to rear elevation, overlooking the rear garden. Built-in wardrobes and a radiator.

**BEDROOM 5:** (rear) (8'8" x 8'8") (2.64m x 2.63m) high ceilings, double glazed window to rear elevation, radiator, built-in boiler cupboard housing Baxi gas central heating boiler, door accessing understairs storage cupboard.

**STORE ROOM:** (15'10" x 13'2") (4.84m x 4.02m) incredibly useful generous storage room which could be a further hobby space, play room, etc.





## **OUTSIDE**

**FRONT GARDEN & OFF ROAD PARKING:** tarmac driveway providing off-road parking for two cars with a garden beside. Driveway leads up to a single garage.

**GARAGE:** (15'1" x 7'9") (4.59m x 2.36m) single garage with parking for one car.

**REAR GARDEN:** (approx. 65ft x 30ft) (19.81m x 9.14m) a glorious south-westerly facing lawned rear garden with raised paved and decked seating area closest to the property, with storage tanks for rainwater beneath. Steps lead down to a central lawned section with wide flower borders containing various plants and shrubs. To the bottom of the garden there is a greenhouse and further step to planters and vegetable patch. Garden gate to side accessing a shared pedestrian access lane.

## **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: E

### **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		82 B
69-80	C		
55-68	D	65 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.**



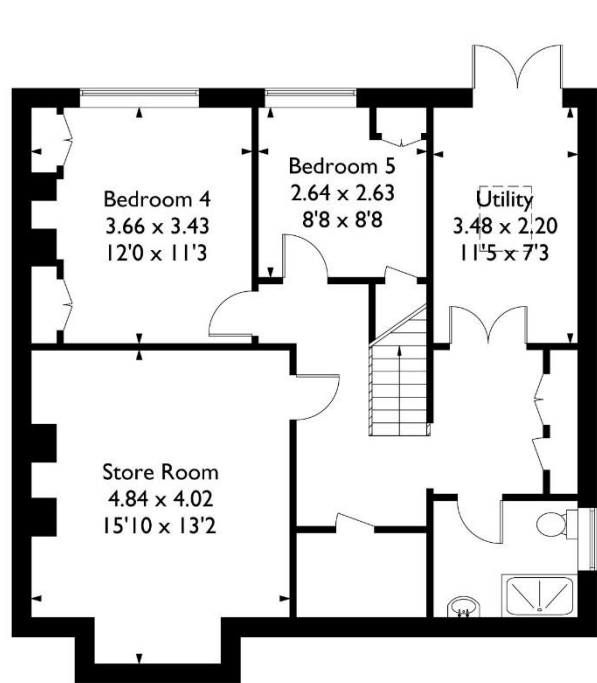


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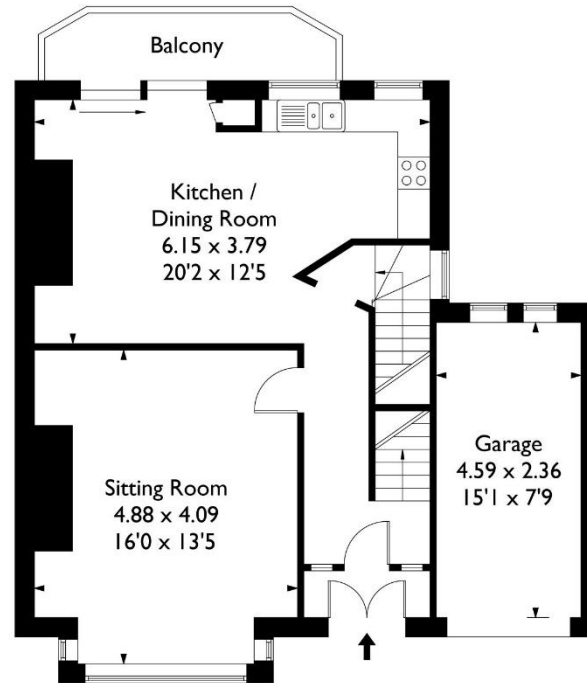
Approximate Gross Internal Area 170.90 sq m / 1839.40 sq ft

Garage Area 10.80 sq m / 116.60 sq ft

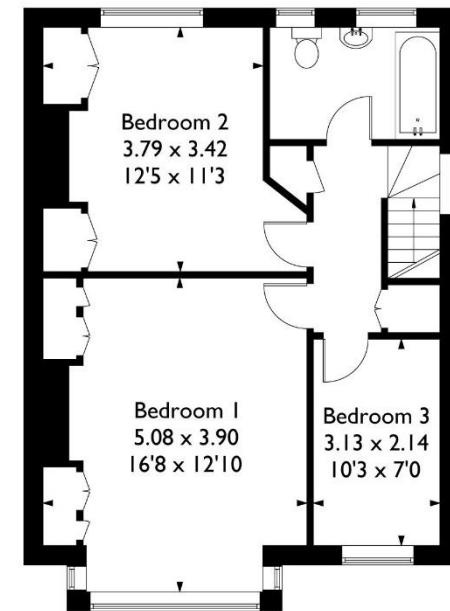
Total Area 181.70 sq m / 1956.0 sq ft



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.