



12 Brean Down Avenue, Henleaze

Guide Price £1,200,000

RICHARD
HARDING



12 Brean Down Avenue,

Henleaze, Bristol, BS9 4JF

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A unique and rather special 4/5 double bedroom, 2/3 reception room detached family home situated in a peaceful cul-de-sac in Henleaze, close to the shops and amenities of Henleaze Road and within 0.8 miles of Redland Green school. Further benefiting from ample off-road parking and a 65ft x 36ft westerly facing rear garden.

Key Features

- Peaceful Henleaze location, yet offering all the convenience of the local shops of Henleaze Road, The Orpheus Cinema, Waitrose supermarket within a short level walk, also within 600 metres of Elmlea and Henleaze Primary Schools, Durdham Downs, nearby bus links connect to Whiteladies Road and central areas.
- **Ground Floor:** entrance vestibule leading through into a welcoming reception hallway, which in turn opens through to a sociable kitchen/dining space, sitting room with double doors accessing the rear garden, reception 2/family room, cloakroom/wc and reception 3/office/bedroom 5.
- **First Floor:** wonderful galleried landing overlooking the kitchen/dining space, bedroom 1, bedroom 2 and family bathroom/wc.
- **Second Floor:** landing, bedroom 3, bedroom 4, shower room/wc and linen cupboard.
- A bright and impressive art deco style detached family home in a great location offering plenty of space (2,348 sq. ft.), a good sized sunny garden and more.





GROUND FLOOR

APPROACH: via pathway leading beside front garden/driveway to the main entrance to the property.

ENTRANCE VESTIBULE: meter cupboards and part glazed door with glass blocks beside and over leading through into the reception hallway.

RECEPTION HALLWAY: (18'1" x 10'7" max inclusive of staircase) (5.51m x 3.23m) a welcoming and impressive wide reception hallway leading seamlessly through to a wonderful kitchen/breakfast room with high vaulted ceilings, half flight of stairs leads up to a door accessing the sitting room, further door accesses reception 2/family room and half flight of stairs descends to a lower landing where there are in turn doors off to reception 3/bedroom 5 and cloakroom/wc.

SITTING ROOM: (rear) (18'1" x 12'7") (5.51m x 3.84m) ceiling coving, engineered oak flooring, period style radiators, double glazed window to side and further double glazed windows to rear with central double doors leading out onto the sunny rear garden.

RECEPTION 2/FAMILY ROOM: (16'0" max into bay x 12'6") (4.88m x 3.81m) bay to front comprising double glazed windows, inset spotlights, radiator, built-in storage cupboards and engineered oak flooring.

KITCHEN/BREAKFAST ROOM: (17'8" x 17'7") (5.38m x 5.36m) a truly impressive large family kitchen/dining space with a modern kitchen comprising cream coloured base and eye level units with white worktop over and white tiled splashbacks, central island unit with inset double sink and retractable tap, storage and built in dishwasher beneath, integrated double Bosch oven with microwave over, appliance space for American style fridge/freezer, built in wine rack, engineered oak flooring, ample space for dining table, impressive high level pitched ceiling with inset spotlights and speakers. Contemporary upright radiators and bi-folding doors to rear with large glazed panel over, flooding the kitchen with natural light, and providing access out onto the rear garden. Velux remote controlled roof window. Further door accesses utility room.

UTILITY ROOM: (8'1" x 4'8") (2.46m x 1.42m) plumbing and appliance space for washing machine and dryer, sink unit, further storage cabinet, wall mounted Worcester gas boiler, engineered oak flooring and double glazed windows to front.

RECEPTION 3/BEDROOM 5: (off lower landing) (18'1" x 12'5" max) (5.51m x 3.78m) useful lower ground floor room currently used as a games room but equally could be used as a cinema room or playroom, double glazed door to side providing access out onto the rear garden, radiator and inset spotlights.

CLOAKROOM/WC: low level wc, corner wash hand basin with tiled splashbacks.

FIRST FLOOR

LANDING: a spacious galleried study landing with glass screen and stainless steel balustrade offering an open view over the kitchen/dining space, doors lead off to bedroom 1 (off upper mezzanine), bedroom 2 and bathroom/wc.

BEDROOM 1: (rear) (18'2" x 12'7") (5.54m x 3.84m) generous double bedroom with impressive high pitched ceilings and feature wooden roof beams, large double glazed windows to rear overlooking the rear garden, radiator and ample built in wardrobes.

BEDROOM 2: (front) (16'0" max into bay x 12'0") (4.88m x 3.66m) wide bay to front comprising double glazed windows and radiator.

FAMILY BATHROOM/WC: (9'1" x 5'7") (2.77m x 1.70m) white suite comprising bath with system fed shower, low level wc with concealed cistern, wash basin set into a counter with storage, inset spotlights, tiled floor and walls, chrome effect heated towel rail and double glazed window to front.

SECOND FLOOR

LANDING: large Velux skylight window flooding the landing and stairwell with natural light, doors off to bedroom 3, bedroom 4, shower room/wc and linen cupboard.



BEDROOM 3: (front) (12'0" x 12'0" max taken below sloped ceilings) (3.66m x 3.66m) double glazed window to front, further Velux skylight window to side and radiator. Loft access hatch.

BEDROOM 4: (rear) (11'10" max taken below sloped ceilings x 10'9") (3.61m x 3.28m) large Velux skylight window to side and radiator.

SHOWER ROOM/WC: (8'5" x 4'8" max taken below sloped ceilings) (2.57m x 1.42m) smart shower room comprising large shower enclosure with system fed shower, low level wc with concealed cistern, wash basin with cabinet beneath, part tiled walls, tiled floor, chrome effect heated towel rail and Velux skylight window to side.

OUTSIDE

OFF STREET PARKING/FRONT GARDEN: the front of the property has been landscaped to stone chippings providing off street parking for 2 vehicles. There are double doors accessing a useful bike store.

REAR GARDEN: (approx 65ft x 36ft max into recess) (19.81m x 10.97m) fabulous level rear garden with a south westerly aspect affording plenty of afternoon sunshine with decked seating/dining area closest to the property with 3 steps up to generous artificial lawned garden, perfect for lower maintenance and hard wearing all year round children's play area, raised railway sleeper borders contain various plants, shrubs and silver birch trees.

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: F

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 | 70 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

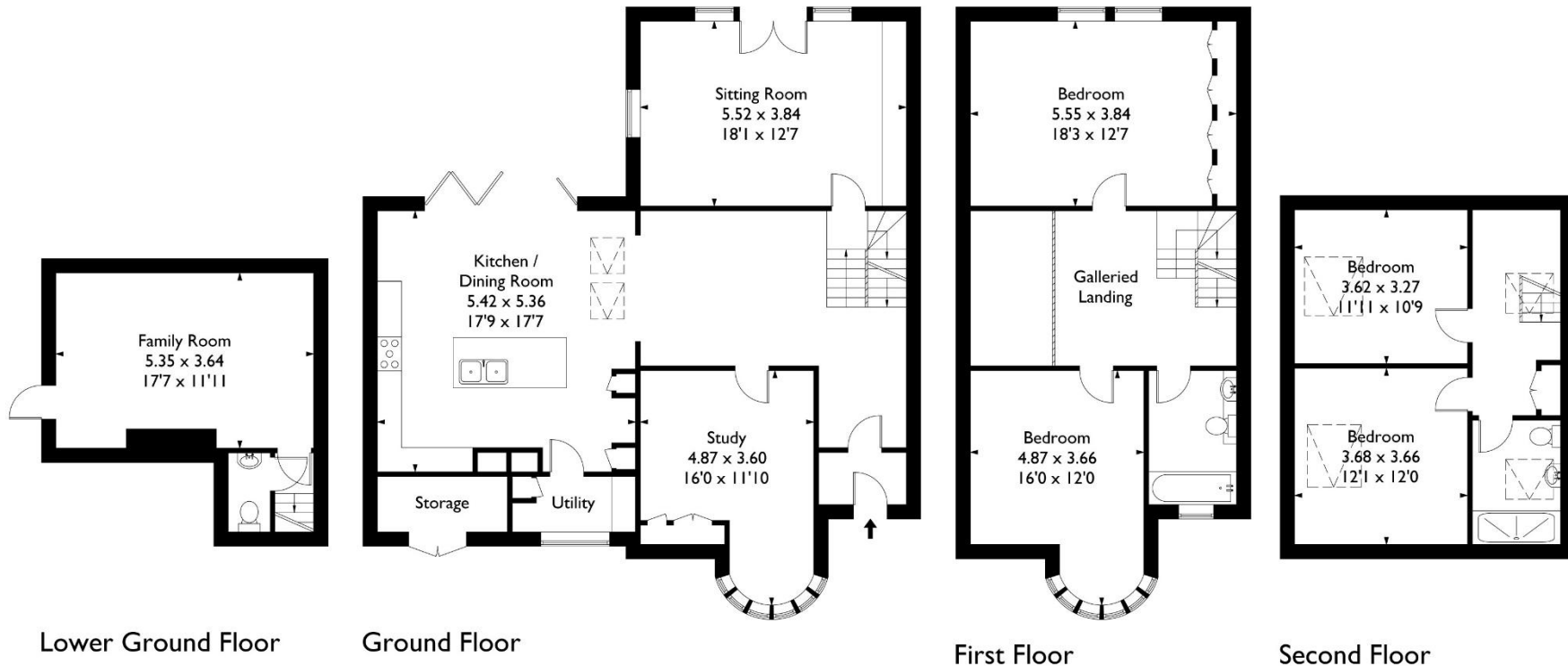
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Brean Down Avenue, Henleaze, Bristol BS9 4JF

Approximate Gross Internal Area 218.70 sq m / 2354.0 sq ft
(includes Storage)



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.