



Park Grove, Henleaze

Guide Price £1,000,000

RICHARD
HARDING



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Bristol, BS9 4NY

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An elegant and spacious (circa 1,910sq.ft.) 1930's detached family home offering well-balanced accommodation including 4 double bedrooms, 2 reception rooms, separate kitchen/breakfast room, study and hobbies room plus front and rear gardens.

Key Features

- Set in a favoured, convenient and quiet location within a few hundred yards of Henleaze Road with a range of cafes and beautiful shops and amenities.
- **Ground Floor:** entrance hallway, cloakroom/wc, kitchen/breakfast room, dining room, sitting room, study, hobbies room and store room.
- **First Floor:** landing, 4 double bedrooms and family bathroom/wc.
- **Outside:** low maintenance front garden with driveway plus stunning **80ft x 35ft** westerly facing lawned rear garden, terrace and large undercroft.
- Located on a peaceful and popular road, close to the shops and amenities of Henleaze Road, whilst also being 470 metres of Henleaze Junior School.





GROUND FLOOR

APPROACH: from the pavement of Park Grove proceed up the paved pathway to the open fronted porch.

ENTRANCE HALLWAY: tall ceilings with ceiling light point, picture rail, windows to front and side elevations, two radiators, understairs storage cupboard, stairs ascend to the first floor landing, doors radiate to sitting room, dining room, kitchen/breakfast room and cloakroom/wc.

CLOAKROOM/WC: a white suite comprising low level wc with concealed cistern, wash hand basin set on vanity unit with tiled splashback, ceiling light point, extractor fan, picture rail, wood effect vinyl flooring, wall mounted chrome dual use radiator.

KITCHEN/BREAKFAST ROOM: (19'10 x 11'7) (6.04m x 3.53m) fitted with a matching range of wall, base and drawer units with marble worktop over, integrated appliances include Bosch 4 ring gas hob with extractor fan over, double oven, fridge/freezer, dishwasher, space for washing machine and tumble dryer, inset 1½ bowl stainless steel sink with mixer tap over, inset ceiling downlighters, ceiling light point, double glazed window to side elevation, picture rail, vertical radiators, tiled flooring, sliding doors leading out onto raised terrace.

DINING ROOM: (15'9 x 12'2) (4.79m x 3.70m) a bay fronted dining room with double glazed windows overlooking the front elevation, gas feature fireplace, two ceiling light points, radiator, moulded skirting boards.

SITTING ROOM: (23'0 x 12'1) (7.01m x 3.69m) a spacious and light filled room with tall ceilings, three ceiling light points, picture rail, gas feature fireplace, two radiators, double glazed sliding doors leading out onto the terrace, door leading to:-

STUDY: (16'6 x 8'0) (5.02m x 2.43m) ceiling light point, picture rail, double glazed window overlooking the private rear garden, radiator, built in storage cupboard, door leading to:-

HOBBIES ROOM: (9'10 x 8'2) (2.99m x 2.50m) (formerly an integral garage space) vaulted ceiling with ceiling light point, Velux skylight, radiator, door leading to storage garage.

STORE ROOM: (8'0 x 4'11) (2.43m x 1.50m) with external up and over door, wall light, door to hobbies room.

FIRST FLOOR

LANDING: feature stained glass window to the side elevation, two ceiling light points, loft access hatch (boarded loft with pull down ladder and light) picture rail, doors radiator to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and family bathroom/wc.

BEDROOM 1: (15'9 x 12'2) (4.81m x 3.70m) a bay fronted bedroom with double glazed windows overlooking the front elevation, two ceiling light points, picture rail, radiator, skirting boards.

BEDROOM 2: (13'6 x 12'2) (4.12m x 3.70m) ceiling light point, double glazed window overlooking the private rear garden, built in wardrobes with ample storage space above, radiator, moulded skirting boards.

BEDROOM 3: (11'7 x 9'10) (3.52m x 3.0m) a ceiling light point, picture rail, double glazed window overlooking the rear elevation, radiator, moulded skirting boards.

BEDROOM 4: (11'0 x 9'10) (3.35m x 2.99m) double glazed window overlooking the front elevation, ceiling light point, sink set on vanity unit, radiator, moulded skirtings boards.

FAMILY BATHROOM/WC: a modern white bathroom suite comprising low level wc, generous corner shower enclosure with waterfall shower plus detachable hand shower over, glass shower screen, large panelled bath, wash hand basin set on vanity unit, large **Airing Cupboard** with slatted shelving, ceiling light point, wall mounted chrome dual use radiator, wall light points, tiled surround and tile effect flooring with underfloor heating.



OUTSIDE

REAR GARDEN: large terrace accessed immediately from the sitting room and kitchen/breakfast room, laid to paving with access to wooden side gate, water tap and enclosed by contemporary glass balustrade, steps lead down to a further section of paving with useful covered undercroft with wall light and water tap- a great space for storing outdoor equipment. From the lower patio a large level lawn expands to the rear of the garden with paved pathway, mature trees, shrubs and hedges frame the borders. There is a wild garden with a variety of flowering plants. The garden is fully enclosed by wooden fence boundaries.

UNDERCROFT: (19'3 x 16'0) (5.88m x 4.87m) an enclosed space with power and light, ideal for storing outdoor equipment, garden furniture, bikes etc.

SECONDARY UNDERCROFT: (10'3 x 8'2) (3.12m x 2.48m) useful additional storage space.

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		79 C
55-68	D	56 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.



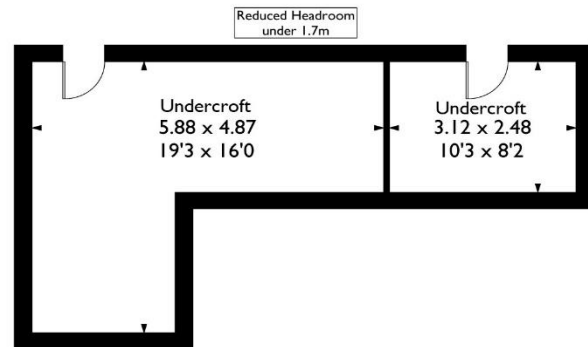


Park Grove, Henleaze, Bristol BS9 4NY

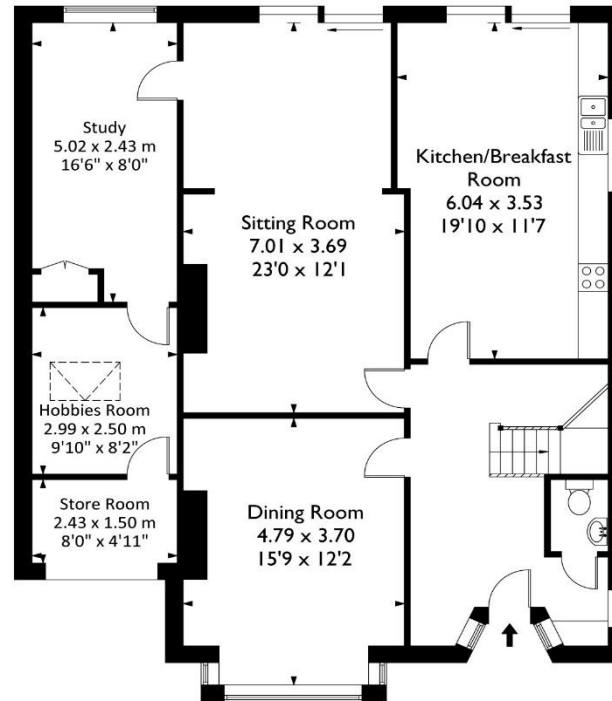
Approximate Gross Internal Area 177.6 sq m / 1911.3 sq ft

Undercroft Area 27.9 sq m / 299.8 sq ft

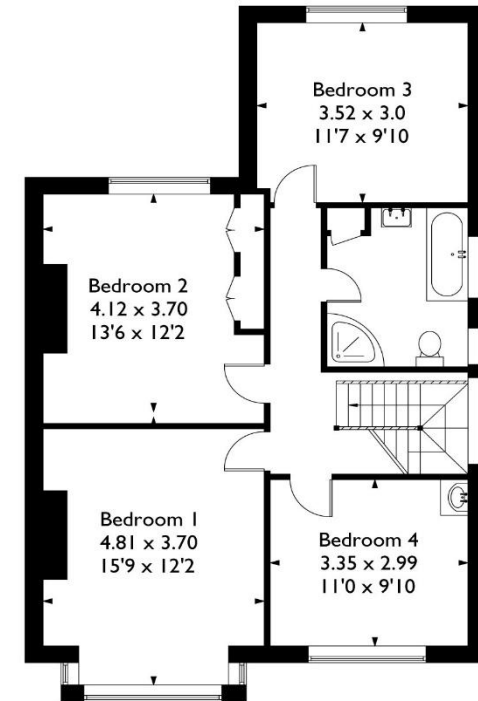
Total Area 205.5 sq m / 2211.1 sq ft



Undercroft



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.