



37 GRANGE PARK
HENLEAZE
BRISTOL

37 GRANGE PARK, HENLEAZE, BRISTOL, BS9 4BU

SUMMARY OF ACCOMMODATION

A modern Three bed detached family home set within a private development of just two properties set back from one of Henleaze's most desirable roads Grange Park. The generous accommodation is light and bright, and sits comfortably in the middle of the plot affording a level South West facing gardens to the rear, as well plenty of off street parking, front gardens and as a single garage.

The property is well appointed, with a large kitchen dining room with an extensive fitted kitchen dressed with granite worksurfaces, the large patio doors open directly to a patio allowing for easy Al Fresco living. The open plan living leads to the sitting room that offers comfortable proportions, and there is a downstairs cloakroom with shower for convenience.

Upstairs there are three bedrooms, the master and the second being good sized doubles, and the third a generous single although it does fit a double bed. The family bathroom comprises of a pedestal wash basin, WC and bath with a shower over.

Outside the property benefits from ample parking to the front which leads to the single garage, as well as areas laid to lawn. The rear garden is South West facing and is mainly laid to lawn with a wealth of mature trees and shrubs, as well as large patio areas.

OTHER INFORMATION

TENURE: Freehold

ENERGY PERFORMANCE RATING: C (71) with potential of C (78)

LOCAL AUTHORITY: North Somerset Council

COUNCIL TAX: We understand to be band 'E' - £3,158.10 for 2025/2026

MOBILE RECEPTION: There is "Good" mobile service inside and out for Vodafone, EE, O2 and Three – Source Ofcom.

BROADBAND: "Ultrafast" with up to 1800Mbps download and 220Mbps upload available – Source Ofcom.

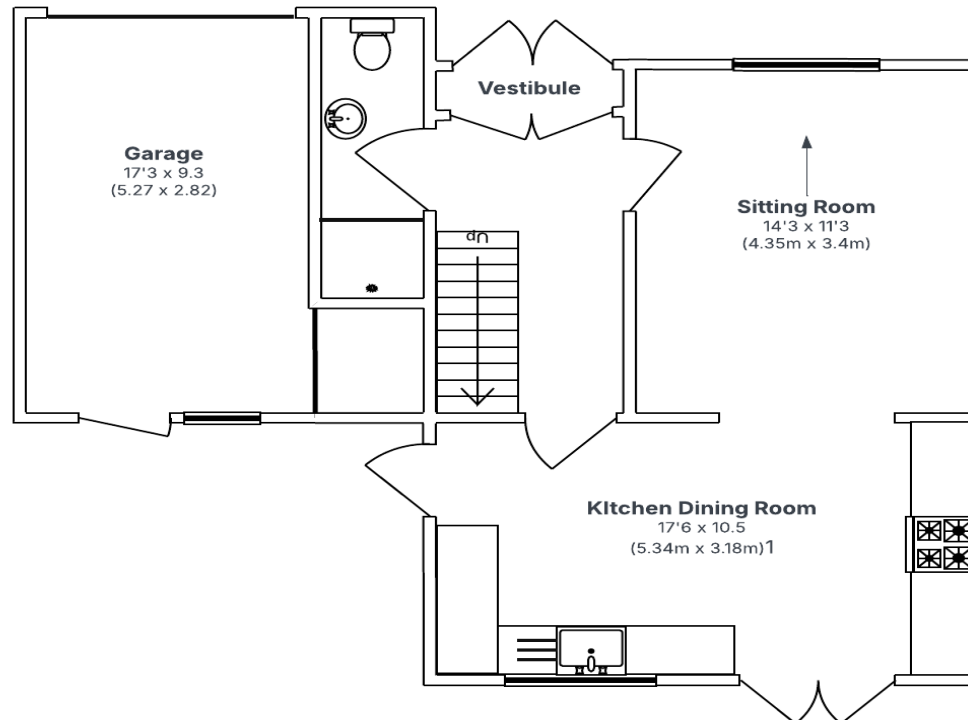
LOCATION

Tucked away in a highly convenient location within 0.25 miles of Henleaze Road and Westbury-on-Trym Village, both of which offer excellent high street shops, cafes, restaurants and bus connections. The house is well placed for several state and private schools to include Red Maids, Westbury-on-Trym Primary, St. Ursulas E-Act Academy and Badminton Girls School. Bristol City Centre is approximately 4.0 miles distance. Parkway railway station to London Paddington and many other city destinations is circa 4.0 miles travelling distance. The famous Clifton Downs, ideal for recreational use and walking is circa two and a half miles away.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the afore mentioned Durdham Downs. There is also the Ashton Court Estate, across Brunel's famous Clifton Suspension Bridge which includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave."

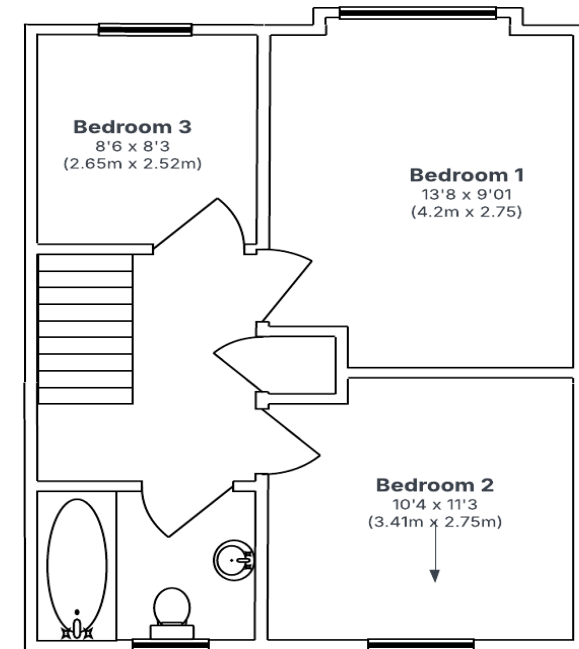


Floorplan: 37 Grange Park, Henleaze, Bristol, BS9 4BU.



Ground Floor

Floor Area Excluding Garage
88m² - 947 Sqft
Source - EPC



First Floor

IMPORTANT NOTE

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