



34 Laurie Crescent, Henleaze
Guide Price Range £700,000

RICHARD
HARDING



34 Laurie Crescent,

Henleaze, Bristol, BS9 4TA

RICHARD
HARDING

A beautifully presented and extended home, set on a sought after and quiet street in Henleaze. Unusually this property benefits from a garage (attached to the neighbouring property), measuring 17.9ft/5.4m in length, with off street parking to the front.

The hub of home is the open plan and extended kitchen/dining/sitting room that opens out, via bi-folding doors, to a circa 72ft/22m rear garden. This is an attractive and light filled space, perfect for a growing family/entertaining.

Henleaze is popular with families and those looking for a relatively peaceful position, whilst being easily accessible to the green open spaces of Horfield Common, the Downs and Henleaze Lake. The many amenities found on Henleaze Road High Street is close by as are the restaurants of North View (Little French and Prego). Popular local schools include Horfield CofE, Claremont School, Henleaze Junior School and Bristol Free School.

Key Features

- An extended and beautifully present home, found on a sought-after crescent in Henleaze.
- Located within easy access of many amenities, popular schools and open green spaces.
- 1229.3 sq. ft / 114.20 sq. m of light and airy accommodation.
- Garage, off street parking and rear vehicular access.
- Three bedrooms and further potential to extended into the loft space.





GROUND FLOOR

APPROACH: from the pavement a mature front garden is intersected by a flagstone laid pathway that leads around and to the front open porch.

ENTRANCE PORCH: tessellated tiled floor and Carrara marble threshold. From here the original timber front door has stained glass leaded windows and meter cupboards to the left and to the right.

ENTRANCE HALLWAY: a wide space with doors leading to the sitting room, open plan kitchen/dining/living room and a ground floor wc/utility. Stairs rise to first floor.

SITTING ROOM: (13'7" x 13'3") (4.14m x 4.04m) entered via an original panelled 1930s door and benefitting from a bay window with upvc double glazing, a living flame gas fireplace with wooden surround and mantelpiece, and ceiling cornice.

KITCHEN/DINING/LIVING ROOM: (23'11" x 20'4") (7.29m x 6.19m) a large kitchen/dining/living space with a set of bi-folding doors opening onto a patio section of the rear garden. This room also has two Velux windows in the pitched vaulted roof and another window to the rear elevation. The kitchen has an island with electricity point and an overhang providing a breakfast bar. A mixture of wall hung and base units with a quartz worksurface, electric induction hob and a single Belfast sink with mixer tap over. Dual oven with microwave oven above and an oven below. Space for a large American style fridge/freezer. Integrated dishwasher next to the sink, two large modern column radiators and wood style laminate flooring.

UTILITY/CLOAKROOM/WC: vanity style sink unit with storage below and black mixer tap over, white wc with concealed cistern, space and plumbing for washing machine and tumble dryer with wooden worksurface above, and a black heated towel rail.

FIRST FLOOR

LANDING: original 1930s doors opening to three bedrooms and the bathroom/wc.

BEDROOM 1: (13'11" x 12'1") (4.25m x 3.69m) a double bedroom located at the front of the property with bay window inset with upvc double glazing, two built-in wardrobes to either side of the chimney breast, and a carpeted floor.

BEDROOM 2: (12'10" x 12'5") (3.90m x 3.79m) a double bedroom located at the rear of the property with a large three-paned upvc double glazed window with lead transom, built-in storage along the depth of the right hand wall, and a carpeted floor.

BEDROOM 3: (8'0" x 8'0") (2.43m x 2.43m) a generous single/small double bedroom with a single bay window inset with upvc double glazing, and a carpeted floor.

BATHROOM/WC: the bathroom has a tiled floor and the same sink toilet unit as the utility which is a vanity style sink with black mixer tap over, a hidden wc cistern and white wc, upvc double glazed window to rear elevation, bath with shower over which has a black detailed shower screen, a hot and cold tap and a thermostatic valve with overhead deluge shower, again all in black detail.

OUTSIDE

FRONT GARDEN: mature front garden intersected by a flagstone laid pathway that leads around and to the front open porch.

REAR GARDEN: the rear garden starts with a tiled patio, which is slightly raised with four steps down to a large lawned garden with beds either side with some mature planting and trees. Rear gated access from the lane that is also owned by this address. The bottom of the garden has a large and mature apple tree. The rear extension on the outside wall has lighting in again black detail, a double electric socket point and a water point.

PARKING: the separate parking in front of the garage that is owned and sold with the mid-terraced house has a parking space at the front.





GARAGE: (17'9" x 7'11") (5.40m x 2.41m) with a pitched roof and a wooden set of double doors. Behind the garage and the same width as the garage is a plot of land running the length of the lane. There is also an electric point for an EV charging on the outside of the front of the garage.

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: D

PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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		86 B
69-80	C		
55-68	D	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.



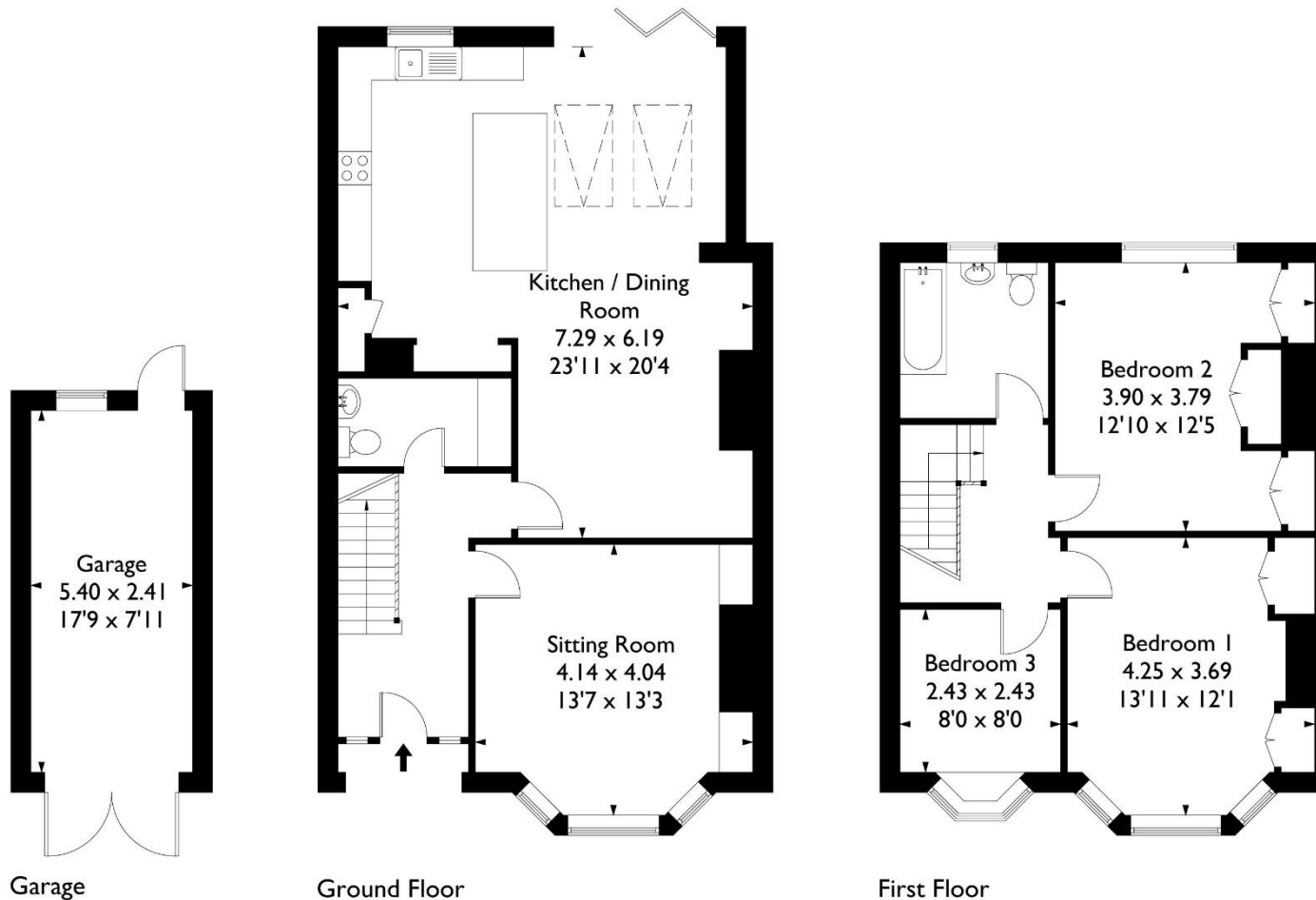


Laurie Crescent, Henleaze, Bristol BS9 4TA

Approximate Gross Internal Area 114.20 sq m / 1229.30 sq ft

Garage Area 13.0 sq m / 140.10 sq ft

Total Area 127.20 sq m / 1369.40 sq ft



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.