

HUNTERS[®]

HERE TO GET *you* THERE



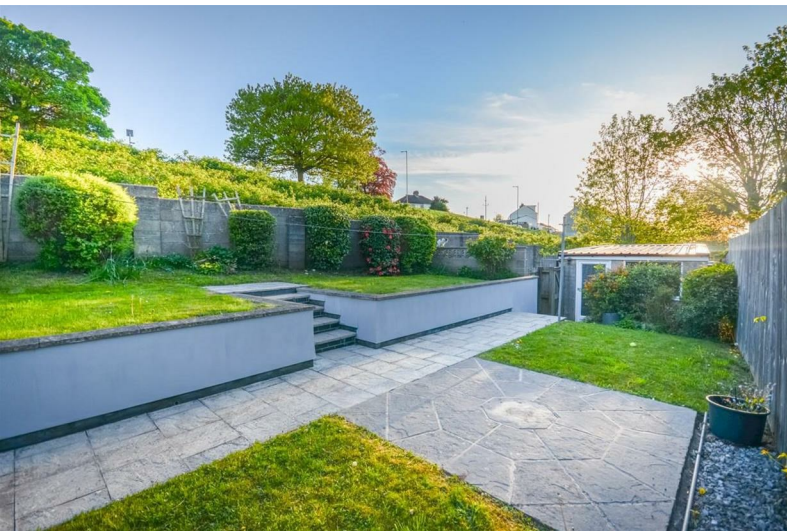
Henshaw Close

Kingswood, Bristol, BS15 1QQ

£370,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market with no onward chain this impressive semi-detached family home with loft conversion. The property offers a large corner plot position within a quiet cul-de-sac and is conveniently located within easy reach of Kingswood, Staple Hill and Fishponds high street and all the amenities on offer.

The well presented living accommodation comprises: entrance hallway, 25ft lounge/diner with feature fireplace and French doors out to garden, modern fitted kitchen. To the first floor can be found 3 bedrooms and a modern shower room, a turning staircase rising to the loft conversion/bedroom one.

The property further benefits from having double glazing, gas central heating, a large corner plot mature rear garden with areas laid to lawn and patio, garage and hardstanding providing a secure off street parking space.

ENTRANCE PORCH

Access via UPVC double glazed sliding door, hardwood opaque glazed door to hallway.

HALLWAY

Coved ceiling, double radiator, wall cupboard housing Worcester combination boiler, under stair storage cupboard housing electric and gas meters,, stairs rising to first floor, doors leading to lounge/diner and kitchen.

LOUNGE/DINER

25'6" 11'11" (7.77m 3.63m)

UPVC double glazed window to front, coved ceiling,

double and single radiators, marble effect feature fireplace with gas coal flame effect fire inset, 2 wall lights, UPVC double glazed French doors leading out to rear garden.

KITCHEN

10'9" x 8'11" (3.28m x 2.72m)

UPVC double glazed window to rear, range of white gloss wall and base units, laminate wok top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel double oven and ceramic hob, stainless steel extractor fan, space for under counter fridge and freezer, space and plumbing for washing machine, double radiator, UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to side, turning staircase rising to second floor, doors leading to bedrooms and shower room.

BEDROOM TWO

14'4" x 10'6" (4.37m x 3.20m)

UPVC double glazed window to front, radiator, built in cupboard.

BEDROOM THREE

11'0" x 10'7" (3.35m x 3.23m)

UPVC double glazed window to rear, radiator.

BEDROOM FOUR

8'5" x 7'5" (2.57m x 2.26m)

UPVC double glazed window to front, double radiator.

SHOWER ROOM

Opaque UPVC double glazed window to rear, modern suite comprising: vanity unit with wash hand basin inset, concealed WC, walk in shower enclosure with glass shower screen, mains controlled shower system with drench head, tiled walls, chrome heated towel radiator.

SECOND FLOOR ACCOMMODATION:

BEDROOM ONE

14'11" x 13'1" (4.55m x 3.99m)

UPVC double glazed dormer window to rear, radiator, 2 wall lights, 2 double fitted wardrobes with matching over head cupboards, access to back of wardrobe to large eave storage

OUTSIDE:

REAR GARDEN

Large corner plot garden, split level sections laid to patio and lawn, well stocked plant/shrub borders, good size brick paved patio, water tap, 2 security lights, courtesy door to garage, side gated access to front of property, rear gated access to hard-standing and lane, garden enclosed by boundary wall and fence.

FRONT GARDEN

Areas laid to stone chippings and lawn, pathway to entrance, enclosed by boundary wall.

GARAGE

Located from rear of property, access via secure lane access, single detached with up and over door, power supply.

HARD-STANDING

To side of garage, secure gated access, proving large parking space ideal for camper/caravan.



Road Map



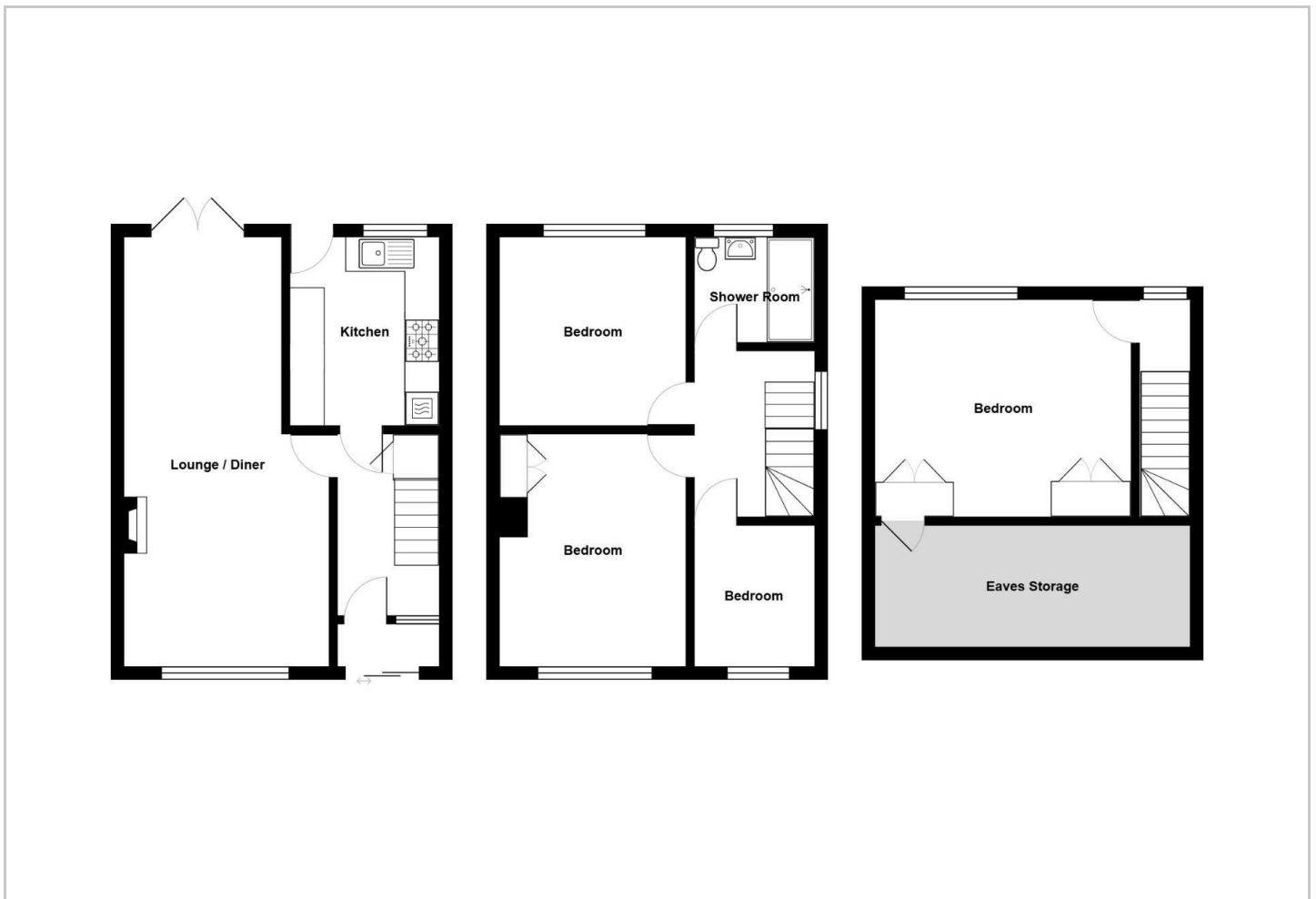
Hybrid Map



Terrain Map



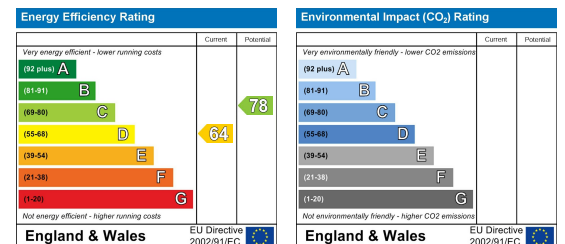
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.