



122 HENLEAZE ROAD

HENLEAZE
BS9 4LB



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- Superbly presented three-bedroom family home
- Privately presented three-bedroom family home
- Generously proportioned accommodation
- Well appointed four-piece family bathroom
- Good sized rear garden
- Viewing essential

LOCATION

Conveniently located within the local Henleaze high street location, perfectly positioned just a short stroll from the vibrant Henleaze shops. An excellent selection of independent shops, cafés, restaurants, Waitrose, a cinema and everyday amenities are all within easy walking distance. The area is also renowned for its highly regarded state and independent schools, including Henleaze Infant and Junior Schools, while Westbury-on-Trym, Clifton and Bristol City Centre are all easily accessible, making this an outstanding location for a wide range of buyers.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

GROUND FLOOR

The ground floor enjoys light filled accommodation including a welcoming entrance hall with leaded glass entrance door and wood flooring. The sitting room includes a deep bay window, high ceilings and coving. To the rear is a formal dining room, with large double doors and windows to the rear garden, the kitchen/breakfast room including wall and base units, worktops with sink, electric hob and integrated appliances. There is a door to the rear which open onto the sunny garden. An additional snug / home office and a cloakroom/toilet complete the ground floor accommodation.

FIRST FLOOR

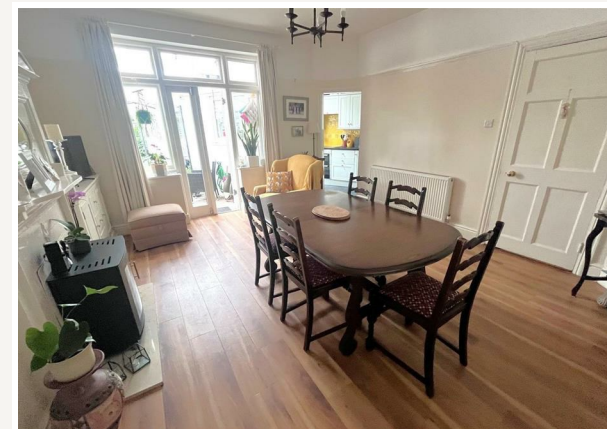
On the first floor are three well-proportioned bedrooms including a master bedroom to the front, all serviced by a generous family bathroom. The generous landing area provides ample space for further extension into the roof space if required.

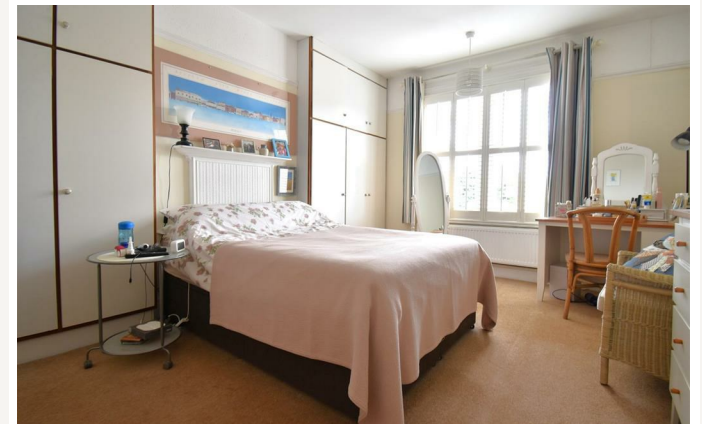
OUTSIDE

The sunny rear garden is of good size and enjoys an easterly orientation, with a patio area accessed via the dining room leading on to a low maintenance paved garden. with attractive borders and beds planted with a variety of shrubs and trees to create an element of privacy. To the far end of the garden a gate provides access to off street parking and space for a double garage if required.

DISTANCES APPROXIMATE

Henleaze High St 10 yards, Durham Downs 0.9 miles, M5 Junction 17 4.1 miles, Temple Meads 3.4 miles, Bristol Airport 10.7 miles









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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.TOTAL SQUARE FOOTAGE
1587.30 SQ.FT

COUNCIL TAX BAND : E

RECEPTION ROOM : 3

BEDROOMS: 3

BATHROOMS : 2

FREEHOLD



Total area: approx. 147.5 sq. metres (1587.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.



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