

MAGGS & ALLEN

54 HILL VIEW

HENLEAZE, BRISTOL, BS9 4PX

£850,000

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A much-loved 1930s semi-detached family home measuring approx. 1747 sq.ft., offering four well-balanced bedrooms and three reception rooms. Further benefitting from a lovely garden, off-street parking and garage, the property is offered to the market with no onward chain.

Ground Floor

A useful vestibule is entered via glazed uPVC double doors, and in turn leads into an impressive hallway retaining an array of original detailing, including the staircase (which allows for understairs storage), panelling, front door and ceiling beams.

The front reception is a light-filled bay windowed room with original picture rails and coving retained, and an attractive gas fireplace that whilst not original provides a pleasant focal point to the room. Decoration is neutral and further features built-in shelving to the recesses.

Adjacent, the second reception room/dining room is another room that is bathed in natural light owing to two skylights, sliding glazed doors and side elevation window. Wood flooring extends through the space into the kitchen and sun room, which in turn leads to the rear garden. The kitchen is fitted with a range of matching base and wall-mounted units and is fitted with granite worktops, sink with drainer and integrated gas hob.

Completing the ground floor is a shower room fitted with a walk-in shower enclosure, WC and basin.

Décor throughout the ground floor is neutral and all windows are uPVC double glazed units.

First Floor

The first floor landing is notable for an attractive side elevation stained glass uPVC window that floods the space with natural light. From here is access to two well-sized double bedrooms, a single room/study and the family bathroom. Each of the rooms are decorated neutrally and fitted with double glazed uPVC windows.

The master bedroom features a bay window with leaded top lights offering an elevated outlook and two generous built-in wardrobes fitted to the recesses. Adjacent, bedroom two offers a most pleasing outlook of the rear garden and features the original fireplace, built-in wardrobes and picture rails. The third bedroom meanwhile is currently used as a study and features a small front-facing bay window that adds a touch of character.

Completing the first floor is a generously sized bathroom, featuring a three-piece suite comprised of a bath with shower over, WC and basin with partially tiled walls and tiled flooring.

Second Floor

Occupying the second floor is another sizeable double bedroom with access to plentiful eaves storage and skylights to south and north elevations. Adjacent is a three-piece shower room comprised of a three piece suite.







External
The property features a particularly attractive façade with double bay and mock-Tudor joinery retained.

The front garden features a range of mature shrubs and trees, dwarf walls to the boundaries, steps leading to the porch and a block-paved driveway leading in turn to the garage.

The rear garden is laid mainly to lawn, with a small courtyard area accessible from the sun room. The garden features a vast array of mature shrubs and trees, and to the rear is a seating area - ideal for al fresco dining.

Vendors' Comments
"This was such a happy home for my parents for thirty years, with family visits, and good times shared with grandchildren, children and the wider family and friends.

My parents had excellent relations and friendships with all their neighbours."

Location
Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

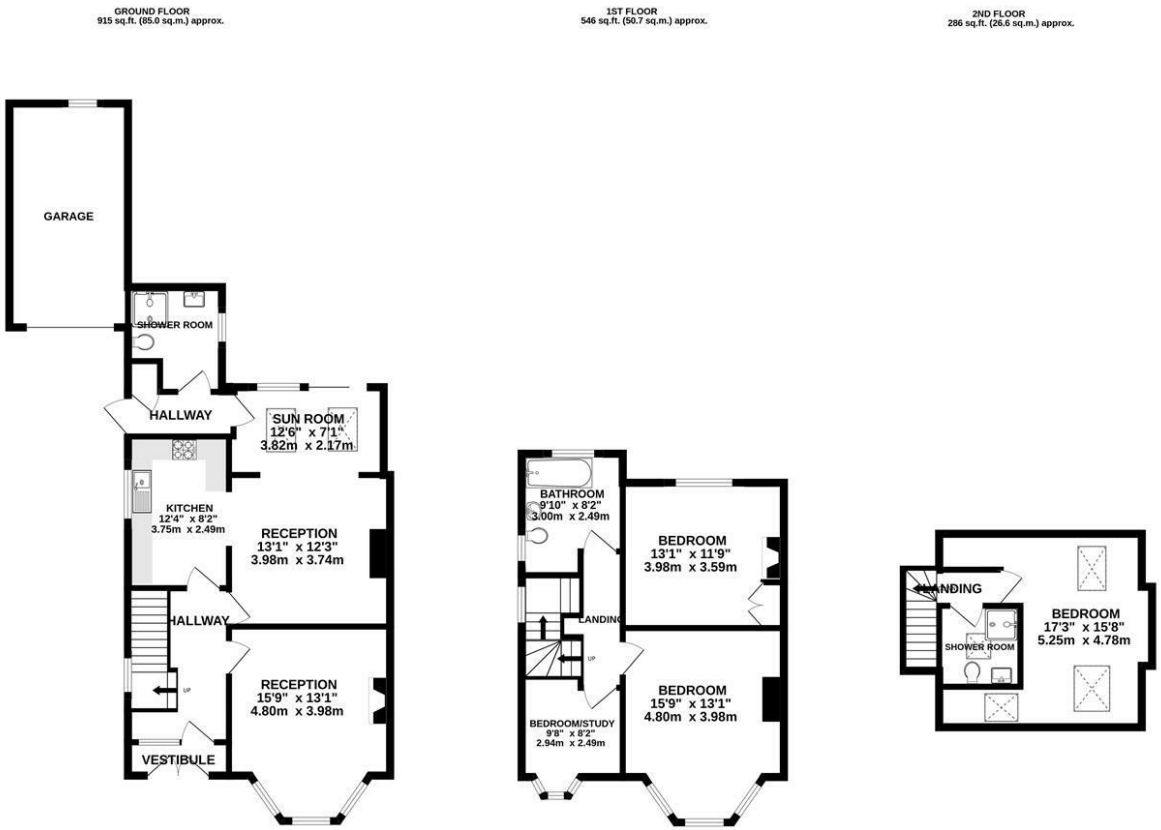
The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, and major transport links – it is unsurprising that Henleaze continues to be one of the most sought-after areas to live.

Schools
Henleaze Junior School - Distance: 0.37 miles
Redmaids' High School - Distance: 0.44 miles
Badminton School - Distance: 0.69 miles
Elmlea Junior School - Distance: 0.84 miles
Bristol Free School - Distance: 0.92 miles













- A four-bedroom 1930s semi-detached property measuring approx. 1747 sq.ft.
- A superb, much-loved family home on a popular road
- Two reception rooms
- Garage
- Off-street parking
- An attractive Voke-designed property retaining some attractive detailing
- Excellent local schools
- Mature rear garden
- Extended ground floor and converted loft
- Offered with no onward chain

Guide Price: £850,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

MAGGS & ALLEN















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