



Henleaze | Guide Price 1,295,000

leese & nagle 

35 Henleaze Road

Bristol, Bristol, BS9 4EY.

- Stunning character home
- Five double bedrooms
- Upgraded finish
- Double glazed throughout
- Single garage with light & electric
- Off Road Parking
- Walking distance to Henleaze Highstreet

A lovingly cared for family home with a great sense of warmth and Character!

Perfectly positioned the property is just off of Henleaze Highstreet. Within walking distance there is a Waitrose supermarket as well as a number of independent shops and restaurants. The property also has fantastic access onto the Durdham downs with over 400 acres of open green space.

Upon entering this stunning family home, you are met with a spacious entrance hall boasting an original sweeping staircase and a large opening that draws you through into the Kitchen/Diner. To the front of the property is an impressive Living room with two exceptional character style sash windows to the front aspect, both of which have been replaced sympathetically with high quality UPVC double glazing. Whilst the original fireplace and cornicing retain a sense of character, the living room has been modernised to include wired surround sound with wall mounted speakers and provisions for a wall mounted television on the chimney breast.

The heart of any family home, the property has a modern and bright kitchen/diner with a large bay window offering a pleasant outlook over the garden. A perfect mix of modern and traditional, there are a range of handleless units with a solid wood worksurface over, a gas fired AGA and a modern electric oven with an induction hob and gas wok burner. This allows the AGA to be turned off during the summer months. A kitchen island offers even more worksurface as well as seating for four and further storage.





Recently upgraded, the utility room with an array of storage, large Fridge freezer, provisions for washing machine and tumble dryer and a 4 year old boiler.

Carefully arranged over the top two floors, this family property has five double bedrooms and three bathrooms. The master bedroom is on the First floor and boasts a fully fitted dressing room and an en-suite. There are a further two double bedrooms overlooking the rear garden and a bathroom on the first floor. The top floor has a further two double bedrooms and a shower room, making it the perfect area for visiting guests. A door in the rear bedrooms gives access to a great storage room running the length of the property.

To the rear is a well-kept level garden with a patio area, large level lawn and an area to the rear laid to decorative stone chippings. From the garden you have a secure store room with light and electric, side door into the garage and a gate with access to the off-street parking. The garage has a modern roller door, light and electric.



Energy Performance Certificate
Rating E

Council tax band G



Henleaze Road, Henleaze, Bristol, BS9 4EY

Approximate Gross Internal Area = 269.7 sq m / 2903 sq ft

Garage / Store = 18.8 sq m / 202 sq ft

Total = 288.5 sq m / 3105 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID999415)



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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