



69 WEST BROADWAY,
HENLEAZE, BS9 4SY

GOODMAN
& LILLEY







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HENLEAZE BS9 4SY

OFFERS IN EXCESS OF £650,000

A classic 1930's semi detached three bedroom family home situated on a good sized corner plot with detached garage and gardens. Positioned on a popular road, conveniently located to a wide range of shops and amenities available in Henleaze, on the Gloucester Road and in Westbury-on-Trym village. Viewing is highly recommended to fully appreciate all this wonderful home offers.

NO ONWARD CHAIN WITH IMMEDIATE VACANT POSSESSION.

Location

Henleaze is a highly desirable and sought after area with a wide range of amenities including coffee shops, a Waitrose supermarket and a cinema. Within proximity are a host of schools both primary and secondary, state and independent. There are good links to the M4/M5 motorway networks and rail services are available from Bristol Temple Meads and Bristol Parkway stations which serve the country nationwide.

Accommodation

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

Entrance Porch

A porch welcomes you into a spacious hallway.

Entrance Hallway

Stairs rise to the first floor rooms, picture rails, radiator and doors to:

Sitting Room

Bay window to the front aspect, feature fireplace, wood block flooring, radiator.

Open Plan Kitchen / Dining Room

The property boasts an expansive, open-plan kitchen/lounge/dining room, with double glazed windows and French doors opening out to a sunny, south-facing garden. The modern kitchen features a range of matching units, wooden work surfacing, breakfast bar, stainless steel sink and ample storage. With integrated appliances including five ring gas hob with extractor canopy over, double

oven, dishwasher, washing machine and a fridge/fridge. Furthermore, this space boasts underfloor heating and has a cupboard that houses the gas boiler.

Downstairs Cloakroom / WC

Fitted toilet and sink, window to the side.

Landing

Window to the side and doors to:

Bedroom One

Double bedroom with bay window to the front aspect, picture rails and radiator.

Bedroom Two

The second double bedroom with double glazed window to the rear, built in storage cupboard, radiator.

Bedroom Three

Window to the front aspect, built in storage, radiator.

Bathroom

Modern fitted white suite comprising bath with shower over and glass screen, wash basin and toilet, tiled surrounds, heated towel rail / radiator and double glazed windows to the rear.

Outside

Gardens

The exterior of the property offers ample off-street parking that provides access to a detached garage

and lawned areas to the front, side, and rear. The rear garden with patio and lawn areas faces a sunny south westerly direction.

Detached Garage / Driveway Parking

There is a detached single garage to the side of the house accessed by a private driveway.



- Wonderful Three Bedroom Family Home
- Downstairs WC
- Excellent Henleaze Location
- Detached Garage & Parking

- Open Plan Kitchen / Dining Room
- South Facing Rear Garden

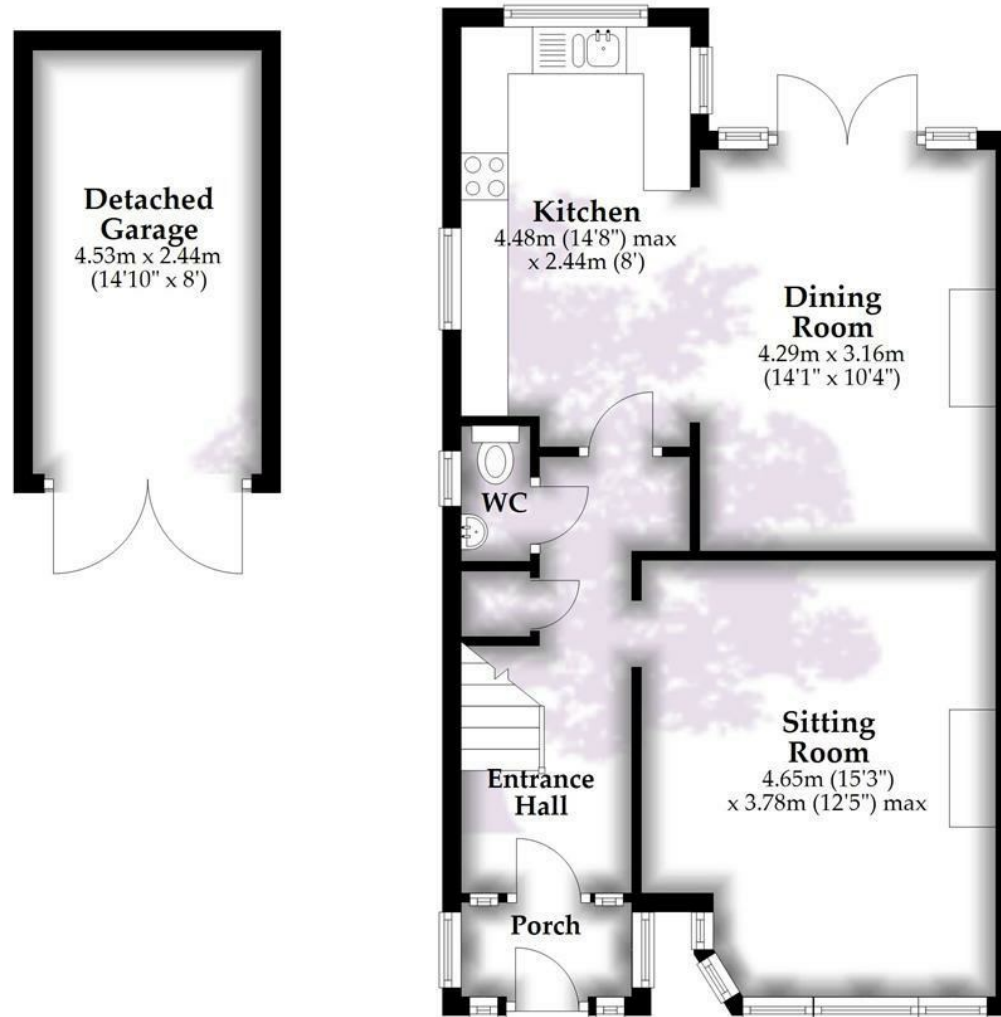




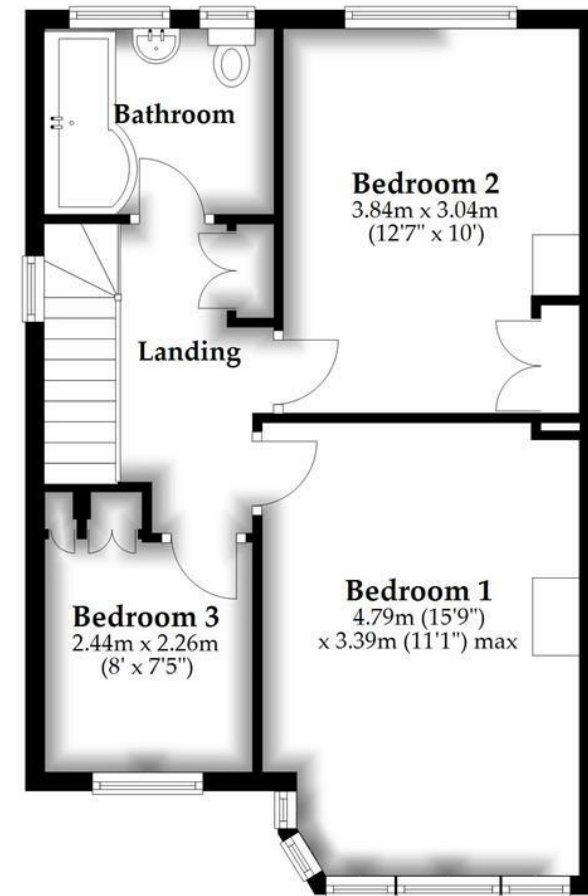
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Ground Floor



First Floor



Total area: approx. 113.8 sq. metres (1224.9 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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