



42 THE FURLONG,
HENLEAZE, BS6 7TF

GOODMAN
& LILLEY







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HENLEAZE BS6 7TF

ASKING PRICE
£575,000

A superb opportunity to acquire a sought after, link detached three bedroom family home, situated in a popular quiet cul-de-sac position in close proximity to m4/m5 corridor and outstanding schools, on the popular 'Furlong' development. With added benefits of an attractive south/east facing garden, garage and driveway parking.

We do anticipate a good degree of interest in this house so please do. get in touch soon to arrange a viewing at your earliest convenience.

Summary

The accommodation briefly comprises of an entrance hall with cloakroom WC, door to a sitting room with stairs rising to the first floor and door to a fitted kitchen/dining room with doors to a sunny rear garden. The first floor houses the three bedrooms and a modern re-fitted wet room/WC. the house also offers an attached side garage with potential to extend the house above, driveway parking a suuth facing rear garden.

Location

The Furlong is a very popular modern development built in the mid 1990's, situated on Golden Hill, a very short walk to Tesco's supermarket, independent shops on Henleaze High Street, Horfield Common and the wide range of amenities on Gloucester Road.

Accommodation

Please see the floorplan for room measurements and property layout.

Ground Floor

Entrance Hall

Accessed by the front door with doors to the downstairs WC and main reception room.

Downstairs Cloakroom / WC

Fitted wash basin and WC, window to the front aspect.

Sitting Room

Great sized main reception room with double glazed square bay window to the front, feature fireplace, radiator, wood effect floor, stairs rising to the first floor and door to the kitchen / dining room and on to the rear garden.

Kitchen and Dining Room

The rear of the ground floor offers a kitchen and dining room linked by an opening with double glazed window and patio doors to the rear garden. the dining room has space for a table and the kitchen is fitted, with a built in sink, recently fitted Neff cooker, spaces for a fridge/freezer and washing machine, and a recently fitted wall mounted boiler gas boiler.

First Floor

Landing

With airing cupboard, loft access and doors to all rooms.

Bedroom One

Double glazed windows to the rear elevation, radiator.

Bedroom Two

The second double bedroom with double glazed windows to the front elevation, radiator and built in wardrobes.

Bedroom Three

Double glazed window to the rear, radiator.

Wet Room

Fitted with a wash basin, low level WC and wet room style shower area. Extensively tiled with radiator and double glazed window to the front.

Outside

Front Garden

Lawn area and path with a side driveway providing parking and access to the attached single garage.

Rear Garden

An attractive south east facing rear garden enclosed by fencing and comprising a good sized lawn area, paved patio, shrub/flower borders and part glazed courtesy door to the garage.

Further Information

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: D

Services: Mains Gas, Water, Drainage and Electricity.



- Superb Detached Home
- Kitchen / Dining Room
- Garage
- Three Bedrooms
- Downstairs WC / Cloakroom
- Driveway
- 17 ft Sitting Room
- Attractive South East Facing Garden

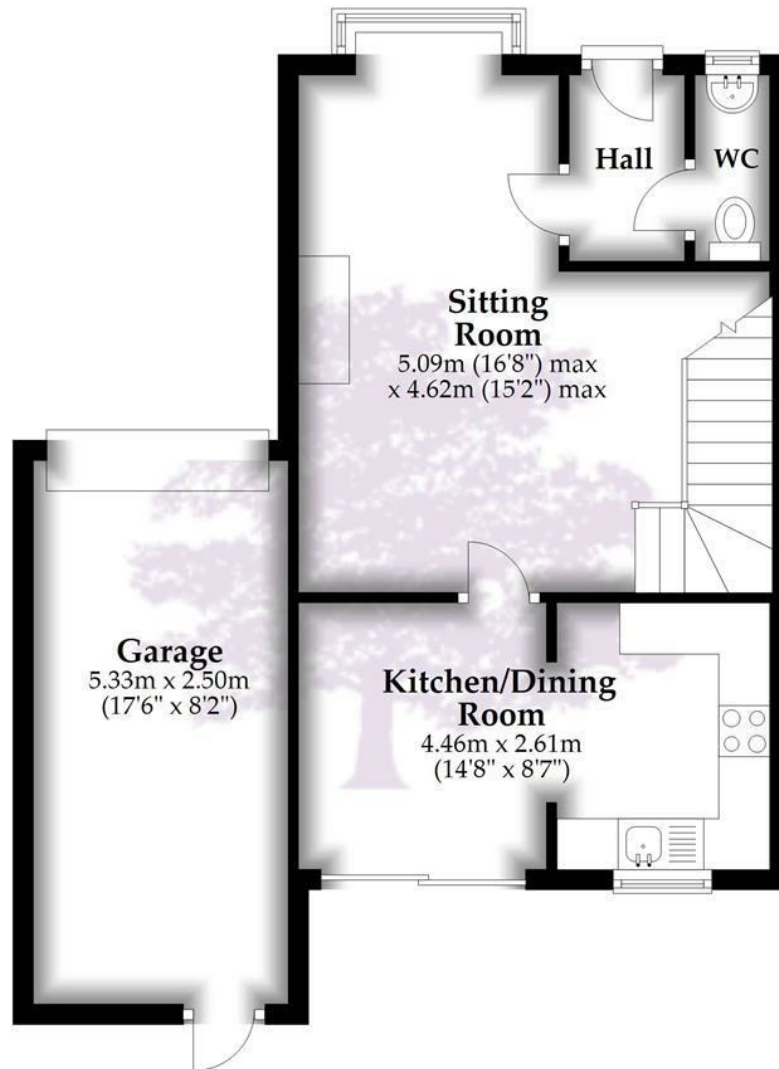




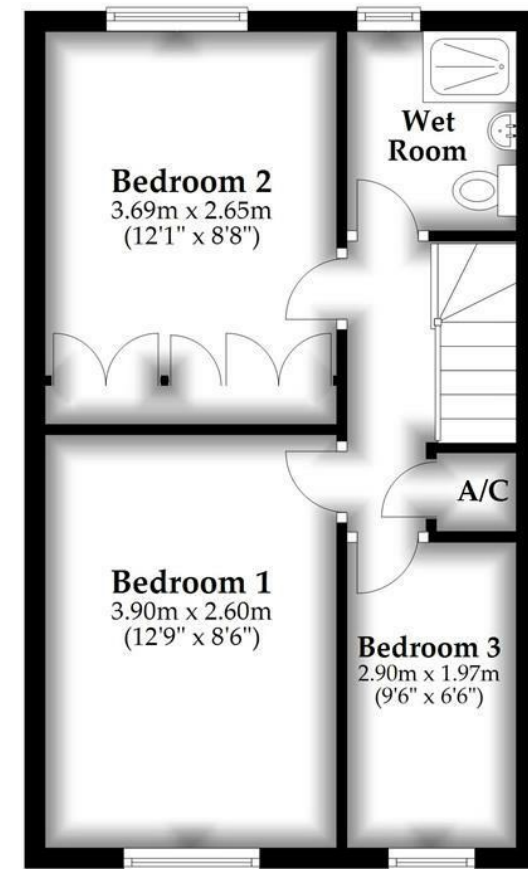
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Ground Floor



First Floor



Total area: approx. 91.4 sq. metres (983.4 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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