



21 HILL VIEW,
HENLEAZE, BS9 4QD

GOODMAN
& LILLEY







21 HILL VIEW

HENLEAZE BS9 4QD

£875,000

A handsome five bedroomed semi detached family home, thoughtfully extended to now offer generous well appointed accommodation, located on a popular Henleaze road with a west facing garden, driveway parking and garage.

A fabulous home that simply must be viewed to appreciate what is on offer.

Location

Situated on a popular road in the sought after Henleaze area of Bristol, positioned close to the local Henleaze Infant & Junior Schools and the High Street with its wide range of amenities.

Ground Floor

The current owners have lived in and extended the property over the last twenty years and this home now offers spacious and well appointed accommodation over four levels. This consists of on the ground floor an entrance porch to a welcoming entrance hall with stairs rising to the first and descending to the lower ground / garden level. Doors lead to a generous sitting room with bay window and feature fireplace, a second useful reception room with window and door providing elevated views out to the wonderful rear aspect and access to a balcony that overlooks the gardens. The ground floor is finished with a cloakroom / WC and door into the garage / work shop.

Lower Ground Floor

With stairs from the main hallway the garden level offers a spacious 20ft kitchen/diner/family room, with stripped exposed floor boards, windows to the rear and door out to the attractive gardens, plus storage/cellar areas, and a utility room. The kitchen is well fitted with wall and base units, work surfacing over, a fitted sink, integrated appliances and a central island with seating.

First Floor

The large central landing has doors to four bedrooms in all one currently used as a home office

/ study and a high quality shower room. The master bedroom at the front of the property is superb with a bay window, fitted wardrobes and a well appointed en suite shower room. There is a second double bedroom to the rear of the house again with wonderful views, and two further bedrooms in the side extension, plus the shower room fitted to a high standard with walk in shower, WC and wash basin.

Second Floor

The converted loft space now offers a superb sized double bedroom currently used as a second office space with sitting area that has windows out to the rear and a unrivalled panoramic view across Henleaze towards Westbury on Trym and beyond.

Outside

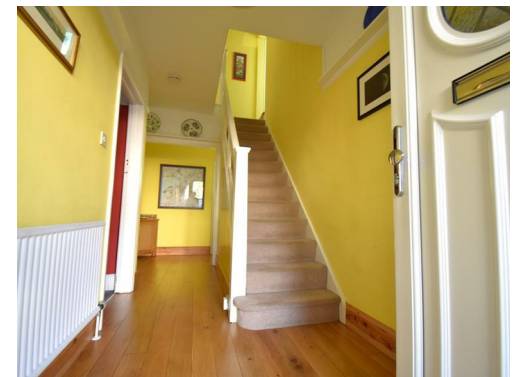
Garden

This beautiful home also has the benefit of a sizeable west facing rear garden with lawn and patio areas, and summer house. There is side access to the rear garden. off street parking and far reaching views at the rear. It is located in the school catchments for Henleaze Infants and Juniors Schools and the Bristol Free School. A fabulous home that simply must be viewed to appreciate what is on offer.

Garage and Driveway Parking

The house has the added advantages of driveway parking for two cars with EV point and access to the attached garage. The garage spans the full length of the house, has power and light, the gas boiler, window to the rear, door to the house and roller door to the driveway.

- Sought After Henleaze Location Close to High Street
- Generous West Facing Garden
- Spacious Five Bedroom Home (Master Bedroom with En Suite)
- Garage / Driveway Parking
- Far Reaching Panoramic Rear Views
- Well Appointed Throughout







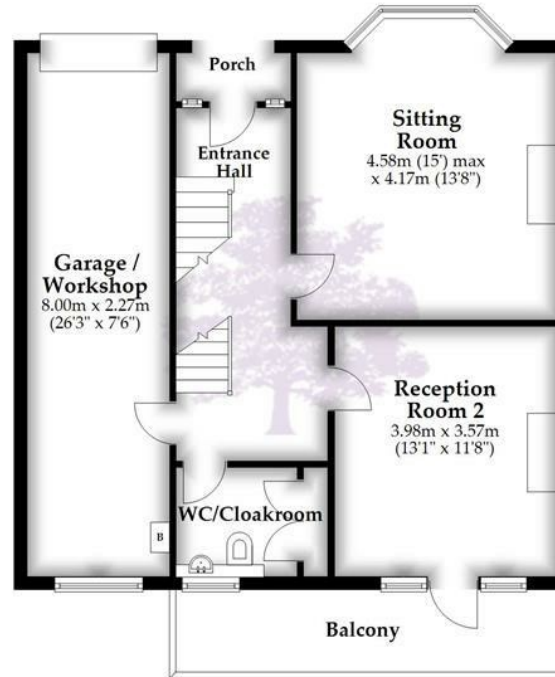
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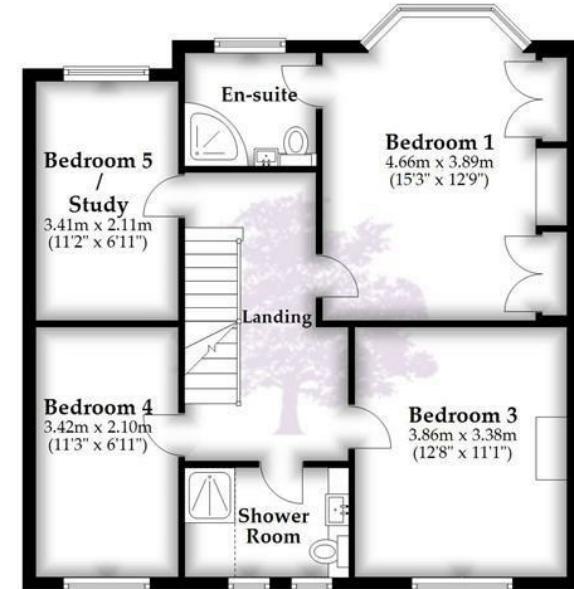
Lower Ground Floor



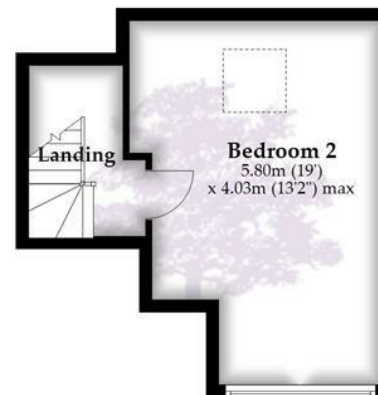
Ground Floor



First Floor



Second Floor



Total area: approx. 213.7 sq. metres (2300.0 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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