



29 GRANGE COURT ROAD,
HENLEAZE, BS9 4DR

GOODMAN
& LILLEY



A GOLDEN OPPORTUNITY TO ACQUIRE THIS DETACHED FOUR BEDROOM FAMILY HOME CURRENTLY OFFERING JUST OVER 2,000 SQ.FT OF ACCOMMODATION, WITH LARGE LEVEL GARDENS AND HUGE POTENTIAL TO SUBSTANTIALLY EXTEND AND CREATE YOUR DREAM FAMILY HOME FOR YEARS TO COME. SET IN THIS HIGHLY SOUGHT AFTER ROAD, CLOSE TO DURDAM DOWNS, HENLEAZE HIGH ST & WESTBURY VILLAGE AND A RANGE OF EXCELLENT LOCAL SCHOOLS SUCH AS REDMAIDS, BADMINTON & ST URSULA'S ALL IN EASY WALKING DISTANCE.

Accommodation

Double part glazed front doors open to a nice sized entrance porch with tiled floor, glazed windows to front and inner glazed door to the entrance hall. The hallway is the central axis of the home and has a dog leg staircase rising to the first floor and doors to a cloakroom WC to the front, 23ft dual aspect living room, separate dining room with attached glass lean to opening to the rear garden. The kitchen/breakfast room is dated and does require replacing but enjoys an attractive outlook over the rear garden, a side door opens to the side lobby and in turn leads to the home office and garage to the front as well as providing access to the rear garden. The first floor landing provides access to four double bedrooms, family bathroom WC and loft access to a good size loft space which has potential for conversion subject to necessary planning consent.

Outside

A dwarf brick garden wall encloses the front garden with double gates opening to a private tarmac driveway offering off road parking for approximately three vehicles, which leads to the garage and the front entrance to the property. There is a small area of lawn with shrub border to the front boundary and a side gate to the right hand side of the property proving access to the rear garden.

The rear garden is level, is of a good size and has a NW orientation. The gardens are predominantly laid to lawn and extend to over 70ft in length, there is a paved patio with garden shed adjacent to the back of the house which is the perfect spot to enjoy the morning sun. To the bottom of the garden is a further

timber garden store and super spot to enjoy the afternoon sun. The garden is enclosed by timber fencing to all boundaries and is perfect for the growing family or keen gardener.

Location & Further Information

Enviably location, situated in one of the most desirable roads in Henleaze within a level stroll of the cafes, shops and amenities of Henleaze Road. Bus connections to all central areas can be found nearby and St Ursula's, Red Maids and Badminton Schools are all within a few hundred metres. Waitrose supermarket, The Orpheus Cinema, Henleaze library and the highly regarded 'Little French' restaurant are also within easy reach, as is Wesbury-on-Trym Village.

Bristol City Council - Telephone (England):
03000 501 501

Council Tax Band F

- Detached Home
- Kitchen/Breakfast Room
- In Need Of Modernisation
- Two Reception Rooms
- Four Double Bedrooms
- Huge Potential For Extension



GUIDE PRICE £1,060,000



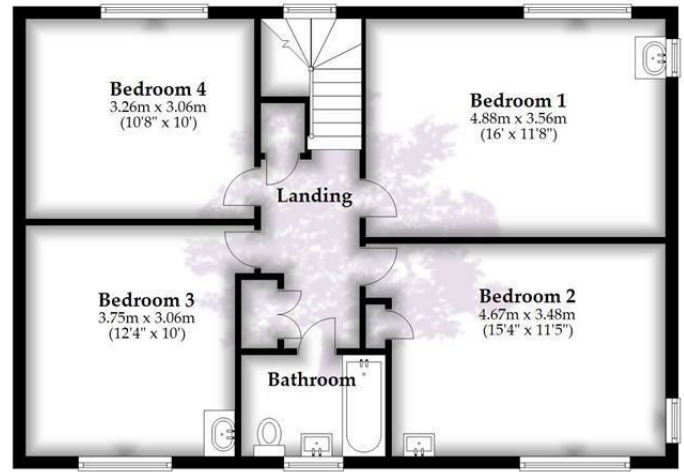
Ground Floor

Approx. 116.8 sq. metres (1257.0 sq. feet)



First Floor

Approx. 74.1 sq. metres (798.1 sq. feet)



Total area: approx. 190.9 sq. metres (2055.1 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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