



31 HENLEAZE PARK DRIVE,  
HENLEAZE, BS9 4LJ

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GOODMAN  
& LILLEY











# 31 HENLEAZE PARK DRIVE

## HENLEAZE BS9 4LJ

GUIDE PRICE  
£750,000

A superbly finished modern detached home offering well appointed accommodation over two floors with modern open plan living space and three bedrooms located on a popular and sought after road in the heart of Henleaze, a short distance from both the popular High Street with all its amenities and Henleaze junior and infant schools.

Viewing is highly recommended to fully appreciate all on offers here.

Call, Click or Come in and visit our experienced sales team-01172130777 / [henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

### Location

This wonderful home is situated on Henleaze Park Drive one of Henleaze's most popular roads, just a short stroll from Henleaze Infant/Junior Schools, the popular Henleaze Road with its good variety of shops and the wide expanse of Durham Downs nearby which boasts ample open space and park land. This fantastic position also has access to other great local schools, Bristol City Centre and the motorway network just 4 miles away.

### Further Information

The property built in 2017 benefits from solar panels, an integrated water butt, Neff & AEG fitted appliances, (Gas) underfloor heating, high specification kitchen and bath/shower rooms including a Japanese WC.

### Accommodation

#### Ground Floor

##### Entrance

The house is approach across the front drive with storm porch and entrance door providing access to the hallway.

##### Entrance Hall

An attractive space with fitted tiled floor, door to the downstairs cloakroom and attractive wooden glazed door to the accommodation with oak stairs to the first floor.

##### Cloakroom / WC

Fitted to the same high standard as all the bathrooms the downstairs cloakroom / wc is the third toilet in this home.

##### Open Plan Kitchen / Dining Room

18'7 max x 15'10

A superbly fitted modern kitchen with ample space for table, integrated appliances, triple glazed windows to both the front and side aspects and open to the split levelled spacious sitting room to the rear of the property.

##### Sitting Room

18'10 x 15'10

A large main reception room with fitted wood floors, triple glazed window and bi folding doors out to the gardens. Built in storage.

#### First Floor

##### Landing

The first landing with built in storage is flooded with light by a velux window and has doors to the bedrooms and bathroom.

##### Bedroom One

13'9 x 11'10

Triple glazed window to the front aspect, built in wardrobes and doors to a en suite shower room and an additional built in storage cupboard.

##### En Suite

Fitted with a high-end finish with walk in shower, Wc and wash basin.

##### Bedroom Two

13'6 x 11'10

Triple glazed window to the rear with views, built in wardrobes, access ladder to decked loft space.

##### Bedroom Three

8'1 x 7'6

Triple glazed window to the rear with views.

##### Bathroom

A wonderful family bathroom fitted to a high standard with a modern three piece suite in white including a Japanese WC and a shower over the bath.

#### Outside

##### Front Garden / Driveway Parking

The front garden provides brick paved driveway parking, bin storage and access to the front porch.

##### Rear and Side Gardens

There are attractive gardens to the rear and side of the house. The rear garden is lawned with garden storage sheds, there is a side garden which has been decked with composite decking and there is also an attractive patio with planters to the front.



- Detached Home
- Finished to a High Standard
- Modern Open Plan Living
- Excellent Henleaze Location
- Three Bedrooms
- Driveway Parking / Gardens
- Close to Shops and Schools
- En Suite to Master Bedroom







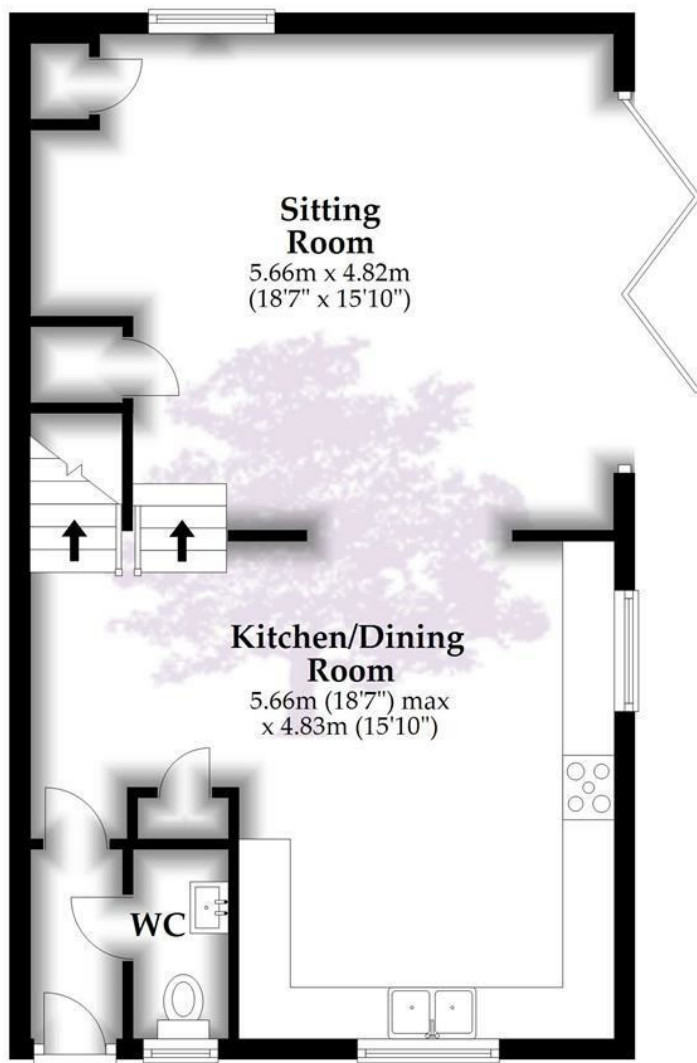


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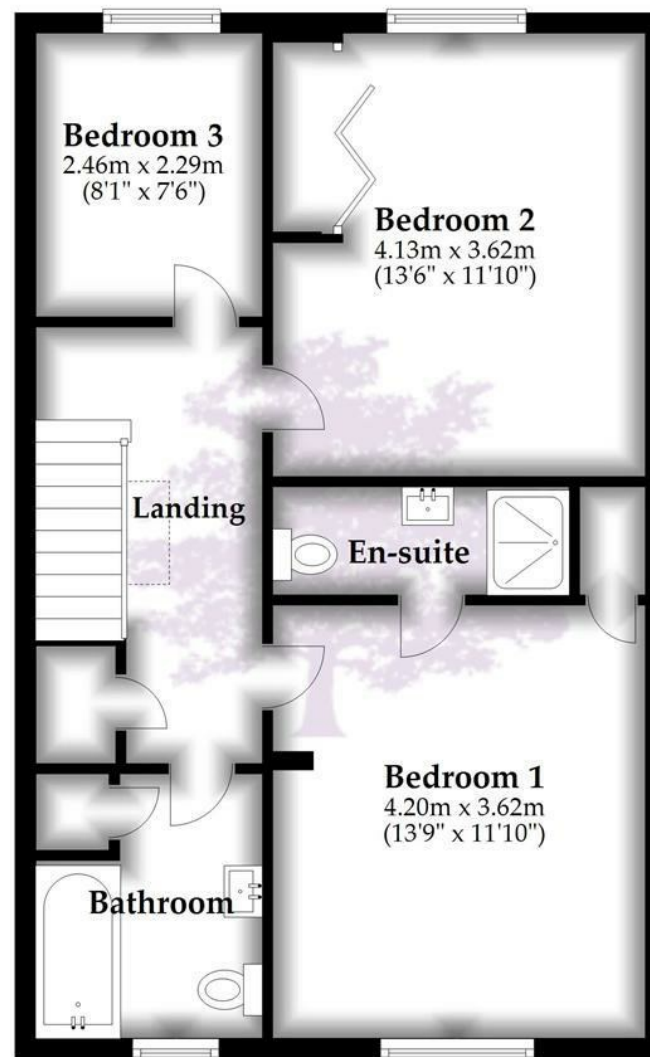
## Ground Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



## First Floor

Approx. 57.7 sq. metres (620.8 sq. feet)



Total area: approx. 112.9 sq. metres (1215.2 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.



## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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