



2 HARCOURT HILL,  
REDLAND, BS6 7RB

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GOODMAN  
& LILLEY











# 2 HARCOURT HILL

## REDLAND BS6 7RB

ASKING PRICE  
£750,000

A superb four bedroom home situated in a wonderful position on the Redland and Westbury Park borders within circa 500 metres of both Westbury Park School and Redland Green School.

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

### Location

The property is close to local shops and amenities of Coldharbour Road, North View and the open green space of Redland Park. It is also conveniently located for access to four desirable primary schools including Westbury Park and Redland Green Secondary School. Properties on this road are highly sought after so an early viewing is recommended.

### Accommodation

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

### Ground Floor

#### Entrance

The house approached through a front gate to the attractive front garden with a path to the entrance door and the house.

#### Entrance Hall

With stairs rising to the first floor, a glazed solid wood front door; travertine tiled flooring with under-floor heating; frosted triple glazed window to front, built in storage cupboards including space for a tumble dryer, inset lighting. Doors to:

#### Sitting Room

A generous main sitting room with triple glazed square bay window to front aspect and solid oak flooring with under-floor heating.

#### Open Plan Kitchen / Dining Room

An excellent open plan kitchen / dining room fitted

with an excellent range of oak wall and base units and drawers with brushed steel handles; black solid granite worktops and upstand; inset sink with granite drainer; space for American style fridge freezer; gas and electric cooker points, space for range cooker; stainless steel chimney hood; integrated dishwasher and washing machine; travertine tiled floor with under-floor heating; inset spots and downlighters; fitted oak effect shelving. Opening into a conservatory and on out into the rear garden.

### Conservatory

Double-glazed French doors, and full-height side windows to match, to rear; garden, double-glazed roof; travertine tiled floor, with electric underfloor heating.

### Downstairs Cloakroom / WC

Fitted with a modern low-level white w.c; pedestal wash hand basin with monobloc tap and attractive glass tiled splashback; travertine tiled floor with under-floor heating; inset spot lighting; built -in shelf; extractor.

### First Floor

#### Landing

Frosted triple glazed window to front aspect; inset spot lighting, doors to all first rooms, and stairs continuing to the second floor.

#### Bedroom One

A good sized double bedroom with triple glazed square bay window to front aspect, underfloor heating with thermostat.

### Bedroom Two

Another double double to the rear of the house with triple glazed window to side; underfloor heating; fitted wardrobes, thermostat.

### Bathroom

Fitted with a quality modern suite in white comprising low-level w.c; his and hers round wash basins set in cream marble stand, shaver points, bath with central mixer tap; separate shower with drencher-style head; feature electric heated towel rail; travertine wall and floor tiles with underfloor heating; boiler cupboard housing Vaillant condensing boiler and hot water tank; extractor; inset spot lighting and triple glazed frosted window to rear.

### Second Floor

#### Landing

Doors to:

#### Bedroom Three

The third double bedroom with triple glazed dormer window to front aspect with roof top views toward Bristol city centre, fitted storage cupboards; inset spot lighting, underfloor heating.

#### Bedroom Four

Velux double-glazed window to rear, inset spot lights, eaves storage cupboard.

#### Shower Room

Fitted again with a modern quality suite in white comprising low-level w.c, round pedestal wash

hand basin, with shaver point above, shower with drencher-style head, feature electric heated towel rail, travertine wall and floor tiles with underfloor heating; extractor, Velux window, and inset spot lighting.

### Outside

#### Front Garden

Setting the house back from the road and having been well maintain by the present owners to now offer a flagstone path to the entrance door, an attractive area laid to chippings and borders well stocked with a range of shrubs and small trees, outside light.

#### Rear Garden

French doors leading onto flagstones and rear garden; walled surround with fencing and trellis; mostly laid to astroturf lawn with well stocked flower and shrub borders; outside tap; and with a garden shed.

### Further Information

Tenure: Freehold.

Council Tax Band D



- Superb Redland / Westbury Park Borders Location
- Open-Plan Kitchen/Diner
- Four Bedrooms / Two Bathrooms
- Downstairs Cloakroom / WC

- Close To Redland Green and Westbury Park Schools
- Triple Glazed / Underfloor Heating Throughout





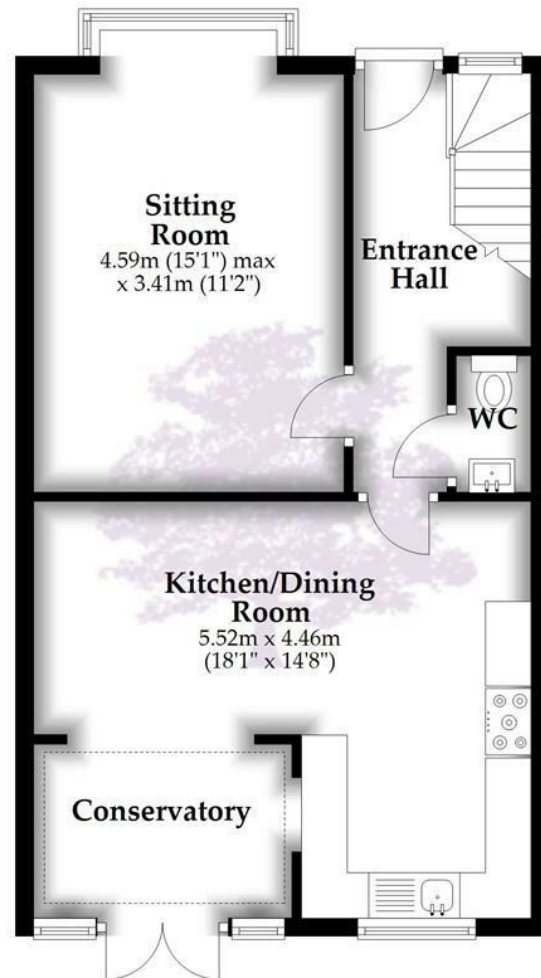




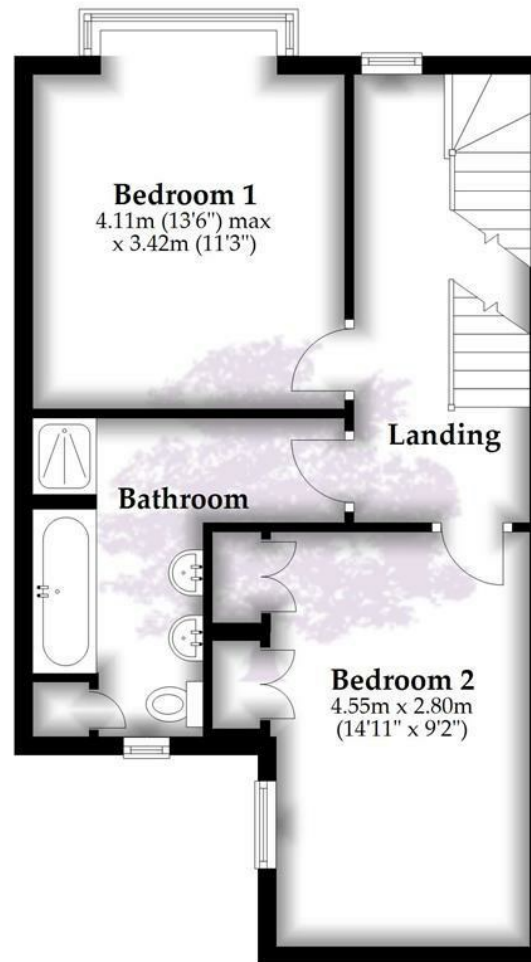
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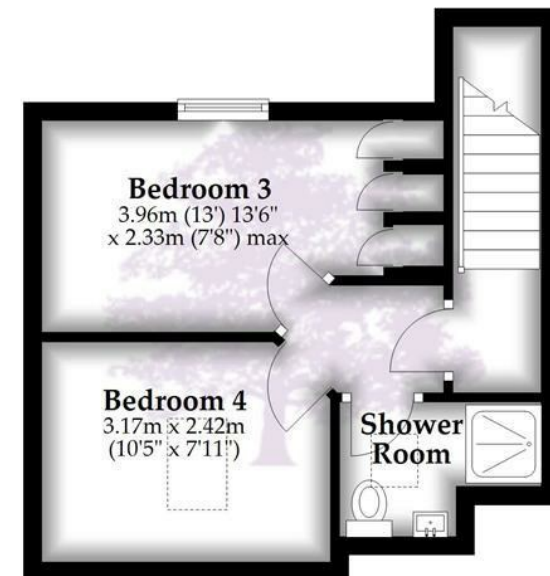
**Ground Floor**



**First Floor**



**Second Floor**



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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