



35 GRANGE COURT ROAD,
HENLEAZE, BS9 4DR

GOODMAN
& LILLEY







35 GRANGE COURT ROAD

HENLEAZE BS9 4DR

GUIDE PRICE

£1,350,000

A substantial 'Voke' built 1920's detached family home situated in a highly desirable and sought after Henleaze position with generous level gardens, parking, garage and close to the wide amenity of Henleaze Road shops, Durdham Downs & Redmaids, Badminton & St Ursula's schools.

Viewing is highly recommended to fully appreciate the generous accommodation on offer here. Call, Click or Come in and visit our experienced sales team-01172130777 / henleaze@goodmanlilley.co.uk

Summary

The light & airy spacious accommodation is set over two floors with ground floor offering a 26 ft sitting room that opens out onto the wonderfully gardens, a dining room, a refitted kitchen / breakfast room and a shower room/cloakroom. To the first floor are four double bedrooms, a refitted family bathroom, separate toilet and a roof terrace off of the main bedroom overlooking the rear garden that provides potential further accommodation space if required (subject to planning).

Location

This superb home is located close to the wide range of amenities on Henleaze Road and Westbury on Trym village where you can find coffee shops, a Waitrose supermarket and a cinema, as well as organic stores, a local butchers and fishmongers. Within proximity are a host of schools both primary and secondary, state and independent and public transport runs nearby via the A4018 to Bristol's commercial centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway. Rail services are available from Bristol Parkway train station as well as Bristol Temple Meads, which serves the country nationwide. Bristol Airport provides an extensive schedule of flights to a number of European and some long haul destinations.

Accommodation

Measurements

Ground Floor

Sitting Room

26'1 x 13'3

Dining Room

15'0 x 13'3

Kitchen / Breakfast Room

18'3 x 9'6

Shower Room

First Floor

Landing

Bedroom One

13'4 x 13'0

Bedroom Two

13'4 x 12'4

Bedroom Three

14'9 x 9'10

Bedroom Four

10'6 x 9'6

Bathroom

Store Room

Separate WC

Outside

Gardens

Garage

17'0 x 10'8

Distances

Mileages

(Distances approximate)

Bristol City Centre = 3.3 miles

M5, Junction 17 = 3.2 miles

Bristol Temple Meads = 4.2 miles

Bristol Airport = 11 miles

Further Information

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: G

Services: Mains Gas, Water, Drainage and Electric



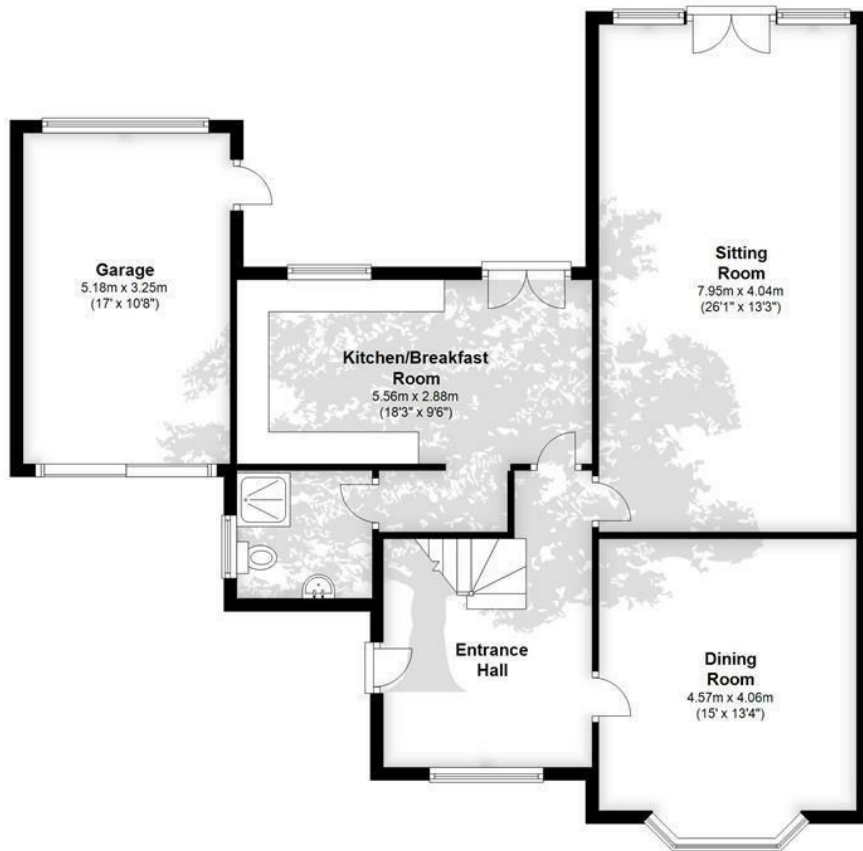
- Superb 1930's Detached Voke Built FamilyHome
- Generous Living Accommodation
- Garage
- Highly Sought After Position
- Lawned Level 80ft Garden
- Close to Local Amenities
- Four/Five Bedrooms
- Driveway Parking





Ground Floor

Approx. 97.7 sq. metres (1051.8 sq. feet)



First Floor

Approx. 100.8 sq. metres (1084.7 sq. feet)



Total area: approx. 198.5 sq. metres (2136.5 sq. feet)

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