GOODMAN & LILLEY



5 ST. MARGARETS DRIVE, HENLEAZE, BRISTOL, BS9 4LW

ASKING PRICE £750,000

5, ST. MARGARETS DRIVE
HENLEAZE

Offering well-proportioned accommodation arranged across two floors, this appealing home presents an excellent opportunity for those seeking flexible living space in one of North Bristol's most popular residential locations. With three upstairs double bedrooms, one downstairs bedroom, two reception rooms and a generous established garden that enjoys a southerly aspect, the property offers considerable scope to suit a variety of lifestyles.

LOCATION
Situated in a highly convenient central Henleaze position, the property is within easy walking distance of Henleaze High Street, renowned for its excellent selection of independent shops, cafés and everyday amenities.

Henleaze Infant and Junior School are also within comfortable walking distance, making the location particularly appealing for families. The surrounding area offers a well-established residential setting, combining local convenience with access to the wider amenities of North Bristol.

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

GROUND FLOOR
The property is approached via a private driveway, providing convenient off-street parking and access to the single garage. To the front, a lawned garden is attractively bordered by mature shrubs and established planting.

A glazed entrance porch provides access to the entrance door and opens into the central hallway, which incorporates useful under-stairs storage and a staircase rising to the first floor.

The two connected reception rooms provide generous and adaptable living space. Positioned at the front, the sitting room features a window that welcomes in natural light, together with a fireplace. This room opens through to the rear dining room, creating a natural flow between the two spaces. Sliding doors lead directly onto the rear garden, making this an ideal setting for both everyday dining and entertaining.

The separate kitchen is fitted with a range of wall and base units, a sink and drainer, and space for appliances. A side door provides convenient access to a utility that also has doors to the front and rear of the property.

Completing the ground floor is a well-proportioned double bedroom and a separate WC.

FIRST FLOOR
The first floor provides three further double bedrooms and the bathroom, offering excellent flexibility for family members, visiting guests or those requiring dedicated home-working space.

Access to the loft storage is also provided from two of the bedrooms and there is ample additional storage.

OUTSIDE
A particular feature of the property is the established and generous gardens, which to the rear enjoy a favourable sunny aspect. Predominantly laid to lawn, the garden is complemented by mature shrubs and established planting, creating an attractive outdoor space with a good degree of privacy.

To the front, the private driveway provides off-street parking and leads to the single garage, offering additional storage or practical parking space.

An appealing and adaptable home in a sought-after location, offering four bedrooms, generous reception space and a sunny south-facing garden, all within easy reach of the amenities of Henleaze.











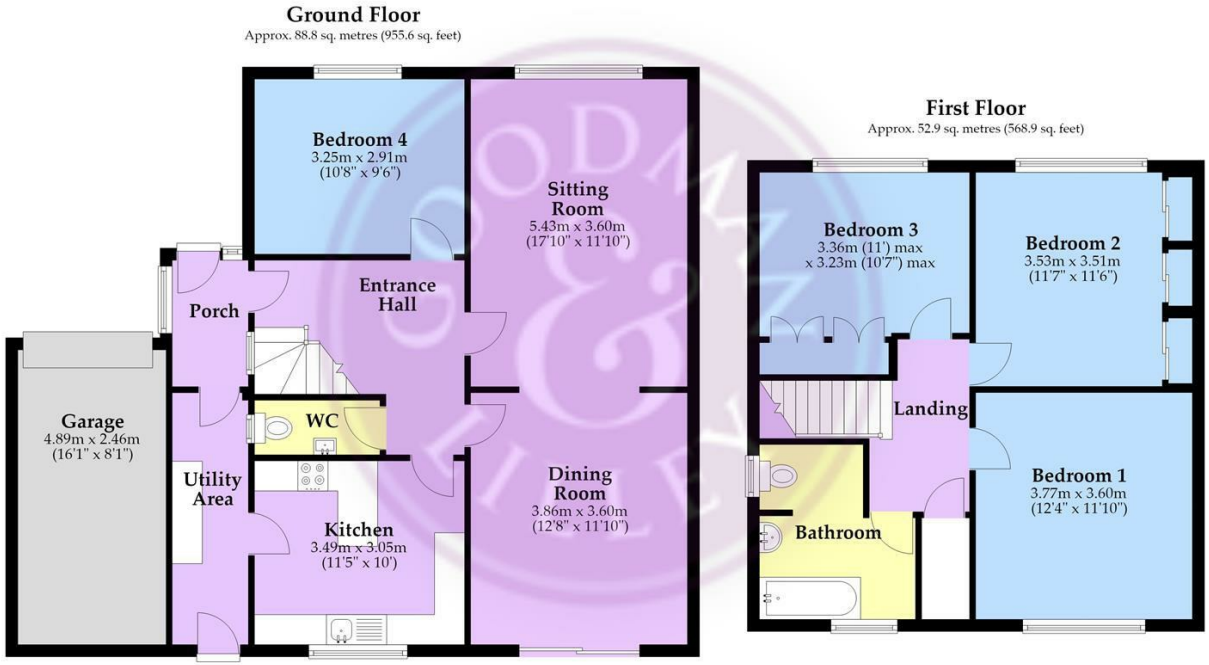












Total area: approx. 141.6 sq. metres (1524.6 sq. feet)

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.

4 BEDROOM(S)
TENURE - FREEHOLD

2 RECEPTION ROOM(S)
IN ALL 1524.60 SQ FT

1 BATHROOM(S)
COUNCIL TAX BAND - E

- Detached four bedroom home
- Versatile accommodation arranged over two floors
- Generous south-facing gardens / plot
- Private driveway and garage
- Desirable central Henleaze location
- Some updating required
- Within easy reach of Henleaze High Street and local schools
- No chain

Goodman & Lilley

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE
156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

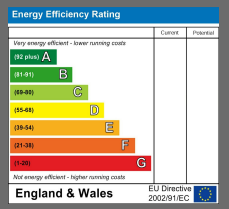
PORTISHEAD
Rembrandt House
36 High Street]
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

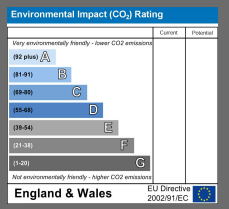
CLEVEDON
28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

SHIREHAMPTON
9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

LETTINGS
01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

LAND & NEW HOMES
0117 213 0151
LNH@GOODMANLILLEY.CO.UK





Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm