



1 PHOENIX GROVE,  
HENLEAZE, BS6 7XX

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**GOODMAN  
& LILLEY**







# 1 PHOENIX GROVE

HENLEAZE BS6 7XX

GUIDE PRICE  
£635,000

Situated in a quiet and desirable residential position between Gloucester Road and Henleaze Road, this attractive 1920s family home has been well maintained throughout. The property offers three bedrooms, two shower rooms, two reception rooms, a modern kitchen, a south-westerly facing rear garden, and a double garage.

Set in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

## Location

The location of this house is ideal for families, on a quiet road close to several well-regarded schools including Henleaze Infant and Junior, St Bonaventure and Bishop Road Primary and Redland Green Secondary. There is also an abundance of green space with the house with Golden Hill sports fields accessible on foot, home to several sports clubs. For runners and dog walkers, Horfield Common and The Downs are also nearby, whilst the restaurants and bars of Bishopston, Henleaze and Redland are within comfortable walking distance. For day to day needs Tesco at Golden Hill is five minutes walk away and the High Street in Henleaze is also close by.

## Accommodation

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

## Ground Floor

Entry is via a double glazed front door,

framed by glass that fills the entrance hall with natural light. From here, there is access to the first floor via stairs and all the ground floor rooms..

The front reception room is generously proportioned and filled with light by the large double glazed bay window, showcasing high ceilings, picture rails and overlooking Phoenix Grove.

A second reception room offers versatile living or dining space. A double glazed bay window looks out to the rear garden.

The ground floor is finished by a modern kitchen, fitted with a range of wall and base units featuring integrated appliances, sink unit and work surfacing. There is room for a washing machine. A double glazed door provides direct access to the garden and a second door opens into and downstairs shower room/wc.

## First Floor

A spacious landing leads to two well-sized double bedrooms and a single bedroom. The family bathroom on this floor includes a walk in shower, WC, and wash basin.

## Outside

### Gardens

The front garden sets the house back from the road, and is enclosed by a low brick wall, railings and a gate, with a pathway leading to the front entrance and side access to the rear.

To the rear is a generous south-westerly facing garden, perfect for those that enjoy sunny days. It is complemented by a patio area ideal for outdoor entertaining with shrub borders and beds. At the far end, a gate provides rear vehicle access along with entry to a highly practical double garage.

### Garage

A double garage located at the rear of the house accessed by a rear lane and gate.



- Popular / sought after location
- Good sized south west facing rear garden
- Three bedroom 1920s family home
- Double garage
- End of terrace
- Offered to the market with no onward chain





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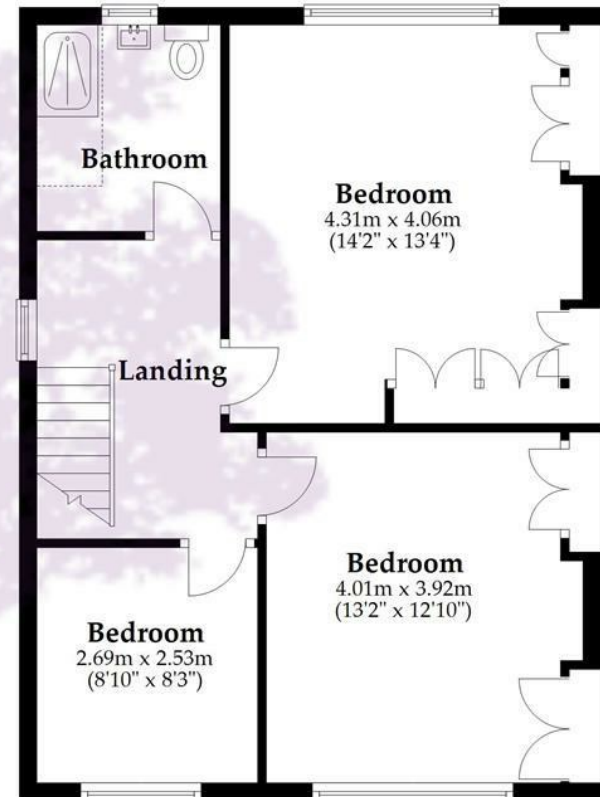
## Ground Floor

Approx. 63.6 sq. metres (684.1 sq. feet)



## First Floor

Approx. 55.6 sq. metres (599.0 sq. feet)



Total area: approx. 119.2 sq. metres (1283.1 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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