



156A HENLEAZE ROAD,  
HENLEAZE, BS9 4NB

**GOODMAN  
& LILLEY**











# 156A HENLEAZE ROAD

HENLEAZE BS9 4NB

GUIDE PRICE  
£425,000

A golden opportunity to acquire this spacious and substantial three bedroom maisonette which has been maintained to a high standard and is situated on the sought after Henleaze Road close to all of it's shops, cafes and local amenities.

Viewing is highly recommended to fully appreciate the generous accommodation on offer here.

## Location

The property is set at the heart of Henleaze in very close proximity to all the amenities on the popular Henleaze High Street, great local schooling and good access to Bristol City Centre, Southmead Hospital, Durdham Downs and public transport links direct to Bristol Temple Meads train station.

## Accommodation

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

## Entrance

The maisonette is accessed via a front door to a inner hall and stairs to a first landing.

## First Floor Landing

Stairs rise to a second floor and further bedrooms, there is built in storage and doors to:

## Sitting / Dining Room

A large main living area with two double glazed windows to the front aspect, ample quiet space for both a sitting and dining areas.

## Kitchen / Breakfast Room

A newly fitted modern kitchen with wall and base units, feature sink, central island with breakfast bar, integrated appliances, and double glazed double doors to a wonderful rear balcony.

## Balcony

An excellent outside space.

## Bedroom Two

Originally the main bedroom and of good proportions with double glazed window to the rear and a feature fireplace.

## Bathroom

Fitted suite comprising of a panelled bath with shower over, wash basin, tiled walls and double glazed window to the side.

## WC

Fitted low level WC and a double glazed window.

## Second Floor

## Landing

Offering a light space with doors to:

## Bedroom One

A generously sized double bedroom with space for a desk, two velux windows (one of which is electric) and a door to a large roof space walk-in storage room.

## Roof Space Storage

With light and ample storage area.

## Bedroom Three

Velux window and access to the front eaves storage.

## Shower Room

A well fitted modern shower room with white suite and double glazed window to the rear.

Local Authority: Bristol Council Tel:  
0117 922 2000

Council Tax: Band: B

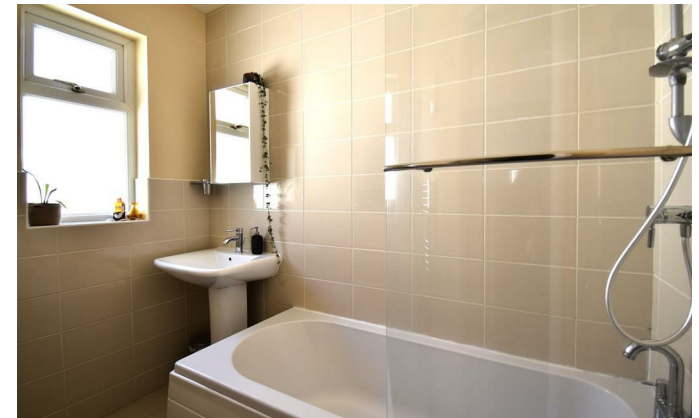
Services: Water, Drainage and Electric.



- Superb first floor maisonette
- 19ft Sitting / Dining Room
- Private rear balcony
- Sought after Henleaze location
- Bathroom and Shower Room
- Off street parking
- Three bedroom
- Newly fitted kitchen / breakfast room







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### First Floor

Approx. 79.7 sq. metres (857.8 sq. feet)  
(excluding Balcony)



### Second Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 122.3 sq. metres (1315.9 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

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