

estate agents **auctioneers**



0117 973 656
www.hollismorgan.co.uk
hollis
morgan
for sale

1 West Croft, Henleaze, Bristol, BS9 4PQ
Guide Price £650,000

Hollis Morgan - A well presented semi detached family home with south facing garden and annex.

- Four Bedrooms
- Semi Detached
- Ample Off Street Parking
- Open Plan Living Space
- Large Rear Garden
- Home Office / Annex
- Close to Local Amenities

Description

This spacious family home has been substantially extended and is situated in a quiet cul de sac which itself is fantastically well located to take advantage of some fantastic local amenities and very well regarded local schools.

Copious amounts of living space on the ground floor are shared between the main property as well as the adjoining former granny annex which now provides 2 large 'home office' spaces, a very large and well equipped utility room, and shower room. A good sized traditional living room occupies the front of the ground floor with a large open plan area at the rear of the property which compromises of; kitchen & breakfast room, dining room/sun room and second reception space. Patio doors lead out into the mature yet well maintained rear garden.

Four bedrooms are spilt over the upper two floors including two generous double bedrooms on the first along with the 4th bedroom and family bathroom. The converted loft provides yet another very well proportioned double bedroom with ample eave storage as well as a well equipped shower room next door.

Off street parking is available for 5+ vehicles via paved front driveway.

Location

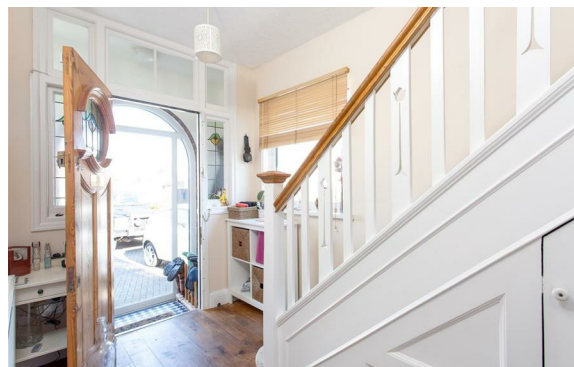
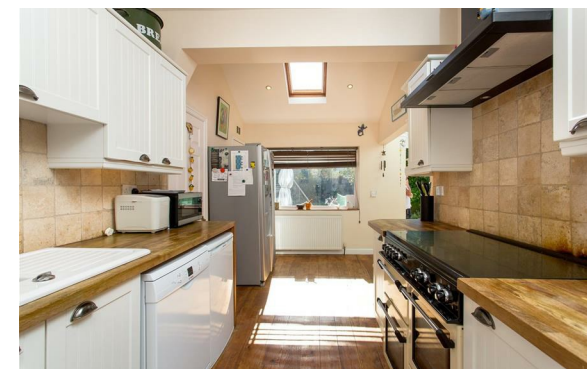
Henleaze is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces such as Durdham Downs and Henleaze Lake, excellent amenities on Henleaze High Street, Westbury Village, Stoke Lane, Whiteladies Road provide a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Henleaze Infant and Juniors, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network, Henleaze remains an incredibly popular family suburb.

Tenure

Freehold.

Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



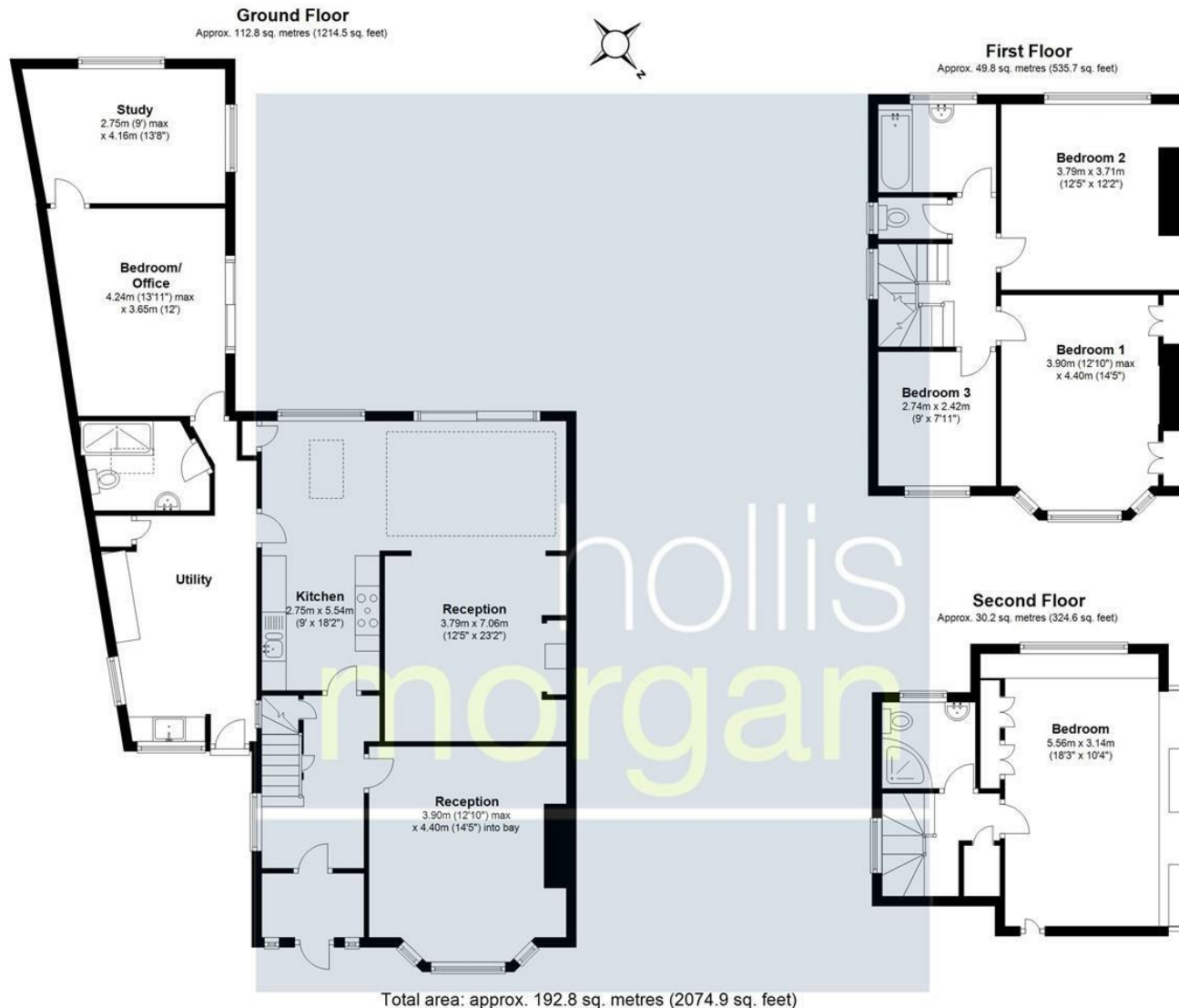


Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	79		
	60		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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