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27 HOBHOUSE CLOSE  
HENLEAZE, BRISTOL, BS9 4LZ  
£500,000

Positioned in a quiet location with beautiful communal grounds and close to Henleaze High Street comes this three-bedroom property, that also offers a garage and off-street parking. Offered with no onward chain.

### Ground Floor

Entering into a light, bright entrance hallway - ahead is the staircase leading to the first floor, and to the left is the living space.

An open-plan lounge-diner with an excellent footprint, the space is blessed with plentiful natural light owing to the dual aspect nature of the room. To the front elevation is a curved bay with a particularly pleasant outlook of the front garden and communal green. To the rear elevation are glazed double doors leading to the garden. There is also a useful under-stairs cupboard accessible from the lounge.

Completing the ground floor is the kitchen, fitted with a range of base and wall-mounted units and a breakfast bar, as well as space for appliances. From here is also access to the rear garden.

### First Floor

Ascending to the first floor, the landing provides access to three bedrooms and the family bathroom.

The bedrooms are well-balanced, comprised of two double rooms with built-in wardrobes and a comfortable single bedroom overlooking the green.

The bathroom is fitted with a matching three-piece suite including a WC, bath with shower over, and basin - with partially tiles walls and a uPVC window to the rear elevation.

### Externally

The property is approached from a communal green space with mature trees that is blessed with sunlight throughout the day. The front garden has been beautifully maintained, laid mainly to lawn with flower borders, and a path leading to the front door.

To the rear is a low-maintenance garden, mainly laid with patio slabs. From here is access to the garage which has electric and lighting. There is the option to re-instate a parking space adjacent to the garage should the buyer wish.



## Location

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, and major transport links – it is unsurprising that Henleaze continues to be one of the most sought-after areas to live.

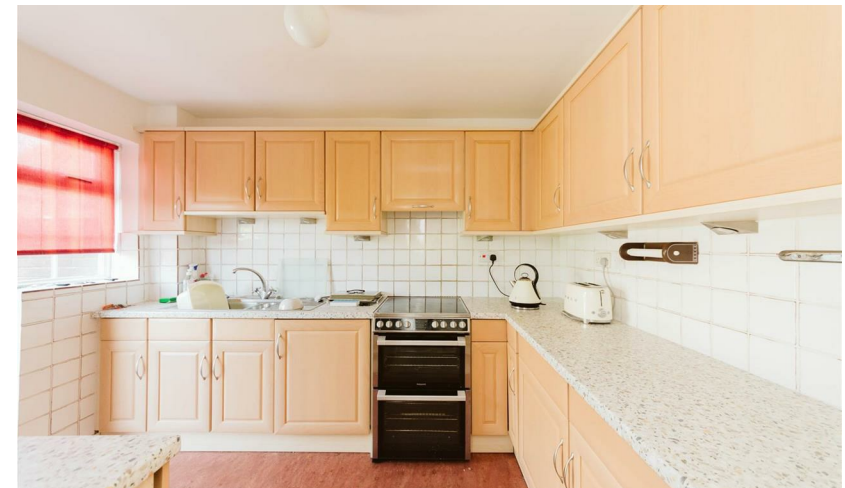
## Schools

Redmaids' High School - Distance: 0.39 miles

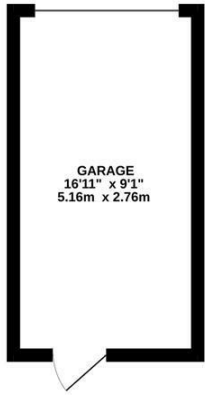
Westbury-On-Trym Church of England Academy - Distance: 0.46 miles

Henleaze Junior School - Distance: 0.53 miles

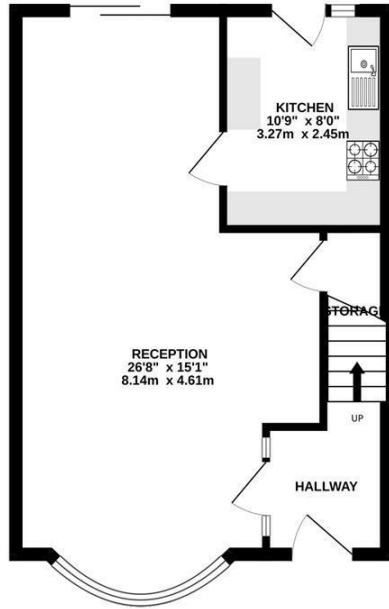
Bristol Free School - Distance: 0.75 miles



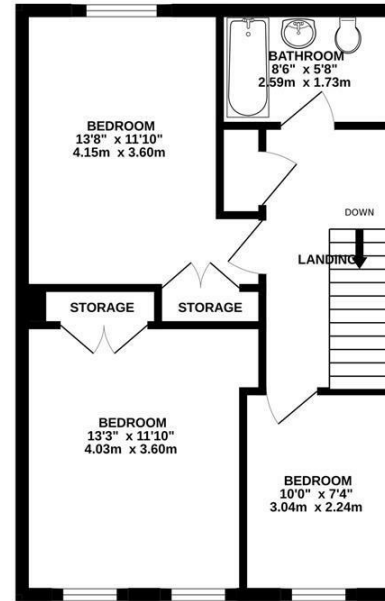
GARAGE  
153 sq.ft. (14.2 sq.m.) approx.



GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Three-bedroom house in a quiet location
- Garage
- Beautiful communal green to front
- Sunny front garden, low-maintenance rear garden
- Close to shops and public transport links
- Open-plan, light-filled living space
- Ideal downsize or small family
- Offered with no onward chain
- EPC TBC

**Guide Price:** £500,000

**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:**

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change.

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