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& ALLEN

40 LAKE ROAD
HENLEAZE, BRISTOL, BS10 5JA
£685,000

A much-improved and substantially extended, detached bungalow offering versatile accommodation. Located on the sought-after Lake Road, the property boasts a superb level rear garden, off-street parking for multiple cars and double garage to rear.

Property Description

Nestled in the desirable area of Henleaze, this excellent detached bungalow on Lake Road offers a blend of comfort and convenience. Built in the 1930s, the property has been thoughtfully maintained and improved. The current owners have spent £170,000 on bringing the bungalow in line with current regulations including electricity consumer units, gas supply pipes, renewed water supply and sewage pipes servicing the property, new roof, new windows and doors, combi boiler, insulation and rendering. This is in addition to an extension generating an additional shower room, and replaced bathroom and kitchen. They are moving due to job relocation.

Entering via the vestibule, in turn you will enter the hallway providing access to each of the reception rooms, bedrooms and main bathroom. The bathroom is fitted with a white modern three-piece suite comprising shower-over-bath, WC and basin.

The current owners commissioned a substantial extension in 2016 to create a vastly enhanced kitchen/lounge-diner to the rear. The kitchen area is fitted with insulated underfloor heating, matching white base and wall-mounted units, island breakfast bar, granite worktops, and integrated appliances including induction hob, oven and dishwasher. Sliding doors on two aspects lead to the rear garden, and utility/shower room is also accessible from here comprising a shower enclosure, WC and basin.

There are three further rooms, versatile in their use and comprising: to the front elevation two bay-windowed rooms benefitting from a sunny aspect and one of which including a corner fireplace. Both rooms are fitted with uPVC windows and retain the original doors, picture rails and cornicing. To the rear elevation is another room, currently used as a bedroom, with sliding doors leading out to the decked area of the garden. Décor throughout the interior of the property is neutral and in good order. Windows and doors throughout are uPVC, with internal thermal blinds fitted to the windows, and the front door is a good quality composite.

The exterior of the property has been re-rendered and the roof has been replaced by the owners. A smart approach features driveway parking for multiple cars, with a gated portion in turn leading to the rear garden and double garage, fitted with a 14ft electric roller door. The driveway is printed concrete; a good quality low-maintenance product that adds to the overall smart exterior.

The garden is a low-maintenance, level space divided between artificial turf and a recently completed decking area accessible from both rear rooms. Its aspect ensures there is plentiful sun on the property throughout the day and into the evening, and is a real highlight of an excellent property.



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, Henleaze offers a blend of residential charm and superb convenience.

Schools

Badocks Wood E-ACT Academy - Distance: 0.37 miles

Horfield Church of England Primary School - Distance: 0.4 miles

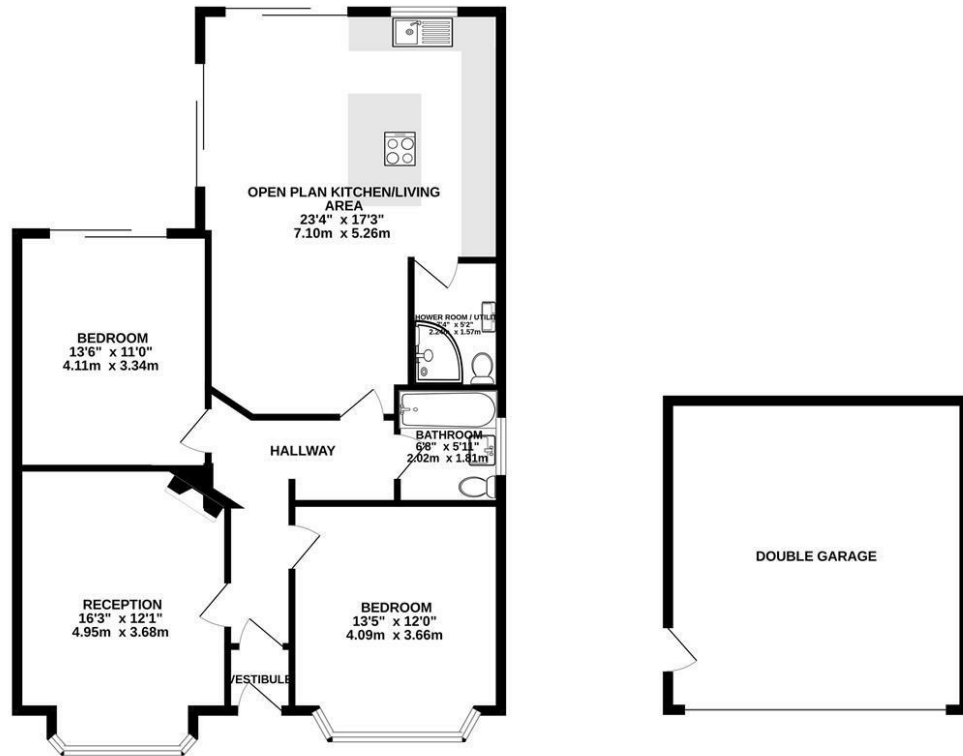
Westbury-On-Trym Church of England Academy - Distance: 0.44 miles

Bristol Free School - Distance: 0.6 miles



GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.

DOUBLE GARAGE
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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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- Detached bungalow in excellent condition
- Level access front and rear
- Off-street driveway parking for multiple cars
- Modern, detached double garage
- Substantially extended, and improved throughout
- Light and bright open-plan kitchen/living space
- Versatile accommodation
- A very sought-after location close to Henleaze Lake
- Low-maintenance rear garden benefitting from a sunny aspect

Guide Price: £685,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

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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