



MAGGS
& ALLEN

36 HOLMES GROVE
HENLEAZE, BRISTOL, BS9 4EE
£975,000

An extended four-bedroom, three-reception room double-fronted semi-detached residence with garage and off-street parking measuring approx. 2100 sq.ft. Located a short walk away from Henleaze High Street and offered with no onward chain.

Approach

The property boasts a classic 1930s double-fronted façade with beautiful, original stained-glass windows on the ground floor. Set back slightly from the road, the home is approached via a block-paved front garden with a low-level wall and mature shrubbery. A driveway with a flower border leads to the garage.

Ground Floor

A wide, welcoming hallway provides access to the ground floor's three reception rooms, kitchen, cloakroom, and bathroom. This space retains its original stained-glass window, doorway, and picture rails.

The front reception room is a bay-fronted space with good proportions. It features a stunning original fireplace complete with its mantel, surround, and hearth. The second reception room also boasts an equally impressive feature fireplace, along with picture rails and coving, and provides access to the rear garden via original patio doors. Adjacent, a third reception room, which would make an ideal breakfast room, features a fire surround with an electric fire and built-in storage in each of the recesses.

The kitchen is fitted with a range of modern, matching shaker-style base and wall-mounted units, with a gas hob, electric oven, stainless steel sink, and tile splashbacks. Completing the ground floor, the integral garage is accessible from the kitchen and rear garden, and due to its excellent size, it offers a workshop and storage space to the rear.

First Floor

The first-floor landing is wide and spacious, with natural light flooding in from a large stained-glass window. It provides access to four well-proportioned bedrooms, a bathroom, and a separate WC.

The front of the property houses two bedrooms, both of which retain a wealth of original features, including fireplaces, picture rails, and coving. Bedroom one is a well-sized, bay-fronted room, while bedroom two is slightly larger and offers a view of the rear garden.

Bedroom three retains an array of original detailing as well as in-built wardrobes. Bedroom four is a comfortable single room that would make for an ideal study.

The first floor is completed by a two-piece bathroom and a separate WC, offering excellent convenience.



Rear Garden

The rear garden is a truly beautiful space, with a favourable south-west facing aspect that ensures it is bathed in sunlight throughout the day. It is a level and well-sized area, divided between a patio, which is accessible from the rear reception room, and a larger lawn. The lawn features a number of flower borders, trees, and a pond. The garden also provides direct access to the garage.

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

Henleaze Junior School - Distance: 0.24 miles

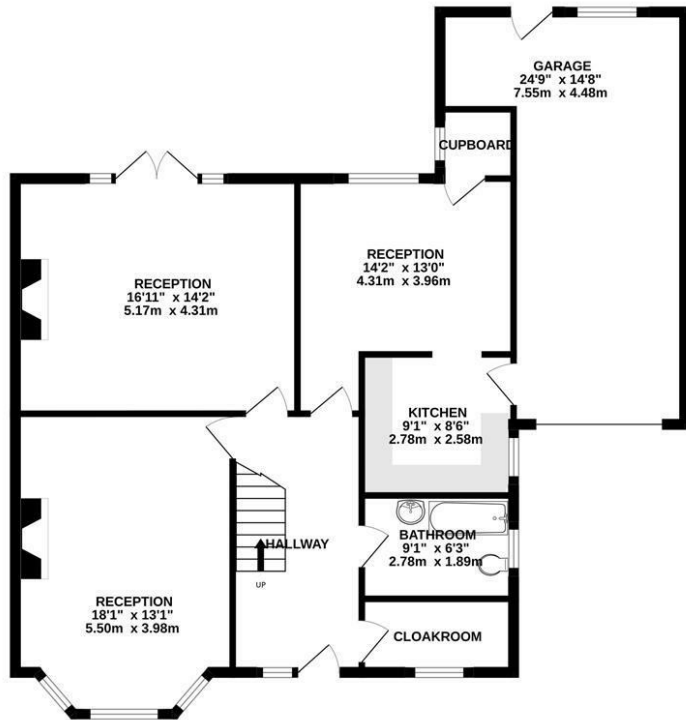
E-Act St Ursula's Academy - Distance: 0.32 miles

Badminton School - Distance: 0.4 miles

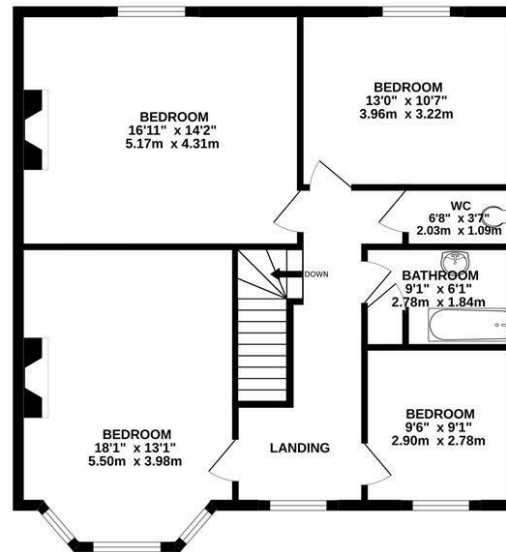
Redmaids' High School - Distance: 0.49 miles



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 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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- Double-fronted semi-detached 1930s property in need of refurbishment
- An excellent opportunity to sympathetically modernise a property retaining a wealth of period detailing
- Level, south-west facing rear garden
- Driveway parking and garage
- Four bedrooms and three reception rooms
- Scope to further extend to rear (STPP)
- Two bathrooms
- Situated in a desirable area, moments away from an array of shops, cafes and restaurants
- Offered to the market for the first time in over 50 years, with no onward chain

Guide Price: £975,000

Tenure: Freehold

Council Tax Band: F

EPC Rating: E

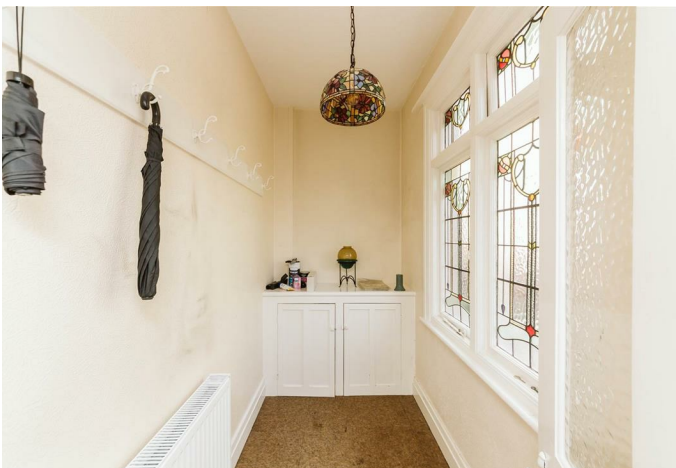
Local Authority: Bristol City Council

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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