



Henleaze

Guide Price £800,000

leese  
& nagle



## 9 Audrey Walk, Henleaze, Bristol, BS9 4SJ.

- Extended 1930's Semi (C.1750sq/ft)
- Large Rear Garden (0.15 Acre plot)
- 25 Ft. Kitchen/Family Room
- Two Reception Rooms & Study
- Master Bedroom With En Suite

A spacious, extended four bedroom, two bathroom 1930's semi detached family home set at the top of a quiet cul-de-sac with large rear garden and total plot of 0.15 acres.

Sympathetically extend and reconfigured the house offers comfortable, balanced accommodation ideally suited to growing families with choice of well regarded primary schools in the area. Local shops and the amenities of Henleaze High Street are within easy striking distance. A 25ft. open plan kitchen/family room and large living room both open onto the rear garden which is a very good size and benefits from a desirable south westerly aspect.

Situated at the head of a small cul-de-sac the house has is approached via a brick paved drive that provides two off street parking spaces the front porch opens into the hall with stairs rising to the upper floor. To the front is a good sized reception room with bay window and attractive sandstone Minster fireplace. Currently utilised as a formal dining room its open to a number of uses. Stretching across part of the extended rear of the house is a spacious sitting room with windows and French doors opening onto the garden. A fireplace provides a focal point to this light filled room. Adjacent to it is a large open plan kitchen/family area. A comprehensive range of kitchen units gives way to a informal lounge area with space for a dining table beyond. Large windows, rooflights and French doors provide plenty of illumination and a route directly onto the garden and patio.







A good sized study is also tucked away in the far corner of the ground floor next to a combined ground floor WC and utility room.

Moving upstairs there are four bedrooms all on the first floor. Three are good sized doubles with the master bedroom being serviced by an en suite shower room. The fourth bedroom is a single/childs bedroom size typically found in a 1930's house. The remaining bedrooms are serviced by a well equipped modern bathroom with shower over the bath, The loft remains unconverted.

The rear garden is central to how the house has been arranged and takes full advantage of its sunny aspect. A patio sits next to the house and gives way to a large expanse of largely level lawn. Mature shrubs, trees and borders surround the lawn and provide screening from neighbouring properties. A greenhouse and vegetable patch is discreetly tucked into one corner whilst a workshop and recently built log cabin are also in situ. Both have power and lighting with the log cabin suitable for home working if required.



**Tenure: Freehold**

**Council Tax Band D**

**Energy Performance Certificate**  
Rating : ?

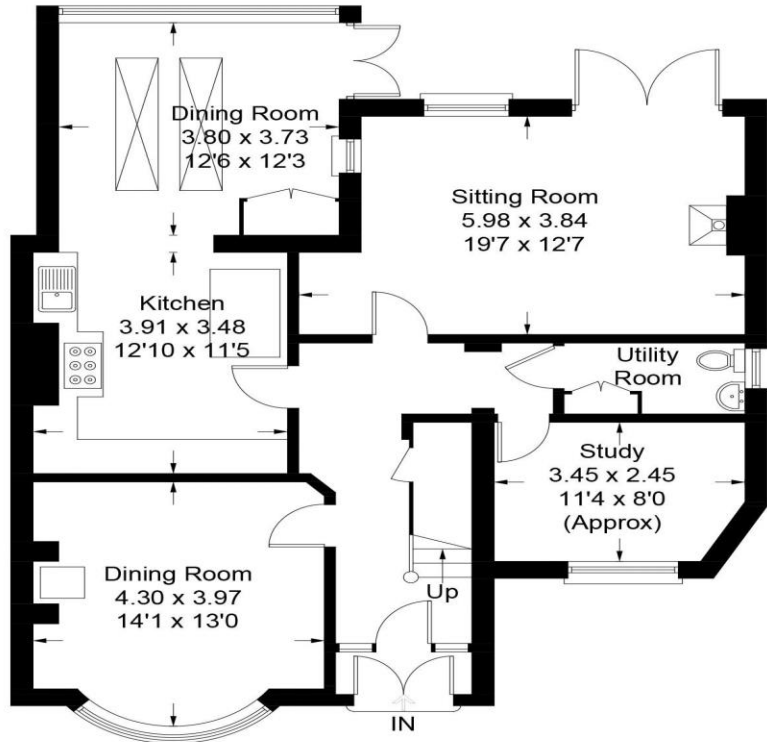


# Audrey Walk, Henleaze, Bristol, BS9 4SJ

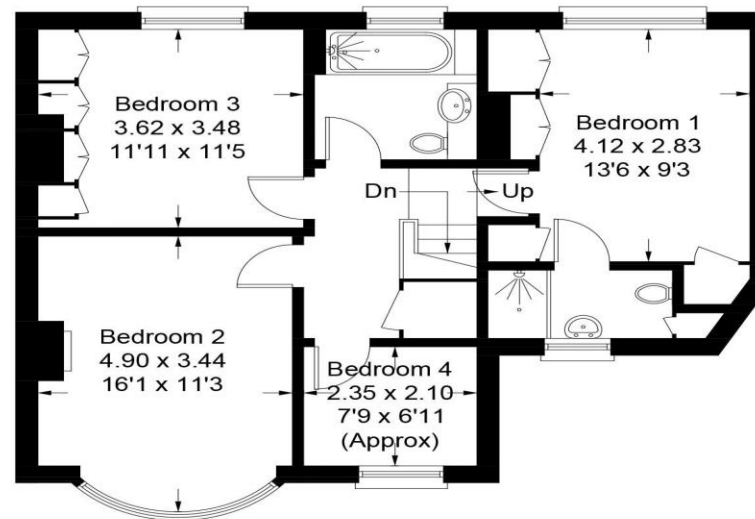
Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft

Workshop / Garden Room = 21.5 sq m / 231 sq ft

Total = 184.8 sq m / 1989 sq ft



**Ground Floor**



**First Floor**

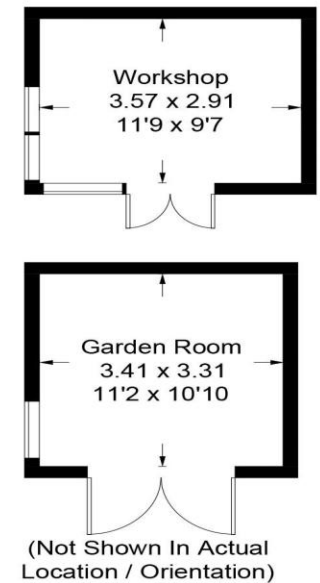


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID910242)