

# HUNTERS®

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## Henfield Crescent

Oldland Common, Bristol, BS30 9SF

£475,000



Council Tax:



# 36 Henfield Crescent

## Oldland Common, Bristol, BS30 9SF

£475,000



### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this extended semi-detached family home, which occupies a position in the popular area of Oldland Common.

The property is situated on the outskirts of the city, conveniently for commuting routes into both Bath and Bristol and is also located within easy walking distance for the popular Sir Bernard Lovell secondary school and for the Bristol to Bath cycle path.

The spacious accommodation comprises to the ground floor; entrance hall, study, a lounge with double doors leading into a dining room, a kitchen/diner and shower room. To the first floor there are four bedrooms (3 double & 1 single), a family bathroom and a shower room.

Externally to the rear of the property is a level garden that is mainly laid to paved patio and lawn and with pedestrian access that leads to a single sized garage and off street parking space. To the side of the property there is an area that could be suitable for a vegetable plot or subject to the relevant permission, an additional off street parking space, whilst to the front there is a small area that is laid to lawn.

Other benefits include; gas central heating which is supplied by a Worcester boiler and uPVC double glazed windows.

In our opinion this property would ideally suit a growing family due to the spacious and versatile accommodation that it has to offer.

An early internal viewing appointment is highly recommended to avoid any disappointment.

### ENTRANCE

Via uPVC double glazed sliding door, leading into an entrance porch.

### ENTRANCE PORCH

Opaque and bevelled glazed door, leading into entrance hall.

### ENTRANCE HALL

Coved ceiling, cupboard housing consumer unit and electric meter, radiator, stairs leading to first floor accommodation and doors leading into study, lounge and kitchen/diner.

### LOUNGE

12'5" x 12'3" (3.78m x 3.73m)

uPVC double glazed window to front, coved ceiling, radiator, opaque glazed double doors leading into dining room.

### DINING ROOM

12'1" x 10'9" (3.68m x 3.28m)

uPVC double glazed window to rear, coved ceiling, fireplace housing a gas coal and flame effect fire, TV aerial point, radiator, door leading into kitchen/diner.

### KITCHEN/DINER

17'3" 12'1" (5.26m 3.68m)

Two uPVC double glazed windows to rear, coved ceiling, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units with a roll edged work surface, gas cooker point, plumbing for washing machine, space for an under the counter fridge and freezer, Worcester boiler supplying gas central heating and domestic hot water, two radiators, uPVC double glazed door leading into rear garden and door leading into study.

### STUDY

12'6" (widest point) x 8'9" (widest point) (3.81m (widest point) x 2.67m (widest point))

uPVC double glazed window to front, coved ceiling, ceiling with recessed LED spot lights, radiator, door leading into shower room.

### SHOWER ROOM

8'3" x 4'7" (2.51m x 1.40m)

Ceiling with recessed LED spot lights, white suite comprising; W.C wash hand basin with chrome mixer tap and a shower cubicle with a chrome shower system, tiled splash backs, chrome heated towel rail, light activated extractor fan.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Loft access, coved ceiling, doors leading into all first floor rooms.

#### BEDROOM ONE

12'3" x 12'1" (3.73m x 3.68m)

uPVC double glazed window to front, coved ceiling, radiator.

## BEDROOM TWO

12'1" x 10'3" (3.68m x 3.12m)

uPVC double glazed window to rear, coved ceiling, storage cupboard, radiator.

## BEDROOM THREE

14'0" x 8'9" (4.27m x 2.67m)

uPVC double glazed window to front, coved ceiling, radiator.

## BEDROOM FOUR

8'6" x 8'0" (2.59m x 2.44m)

uPVC double glazed window to front, coved ceiling, sliding fronted storage cupboard, radiator.

## BATHROOM

6'5" x 5'5" (1.96m x 1.65m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. with concealed cistern, wash hand basin with chrome mixer tap and double fronted cupboard below, panelled bath with chrome mixer tap and chrome shower attachment, tiled walls, radiator.

## SHOWER ROOM

8'8" x 8'1" (2.64m x 2.46m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. with concealed cistern, wash hand basin with chrome mixer tap and cupboards below, shower cubicle with a Triton shower system, mostly tiled walls, chrome heated towel rail.

## OUTSIDE

## FRONT GARDEN

Small area of lawn with established herbaceous borders, path leading to main entrance.

## SIDE GARDEN

Small area laid to lawn and unestablished area suitable to convert into an off street parking space (subject to the relevant planning permissions and consent) or a vegetable plot. Gate providing pedestrian access into rear garden.

## REAR GARDEN

Mainly laid to lawn with established herbaceous borders displaying a variety of flowers and shrubs, courtesy door leading into garage, water tap, outside lighting, stepping stone path way leading to a gate providing rear pedestrian access, garden surrounded by a boundary wall and wooden fencing.

## GARAGE

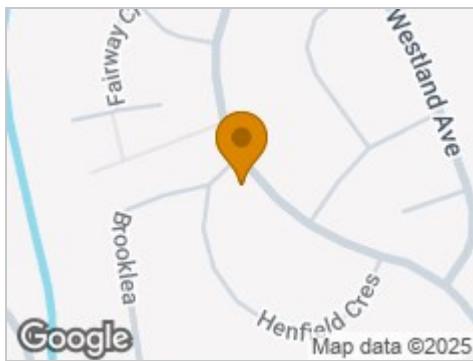
Single sized garage with metal up and over door.

## OFF STREET PARKING

A hardstanding positioned in front of the garage.



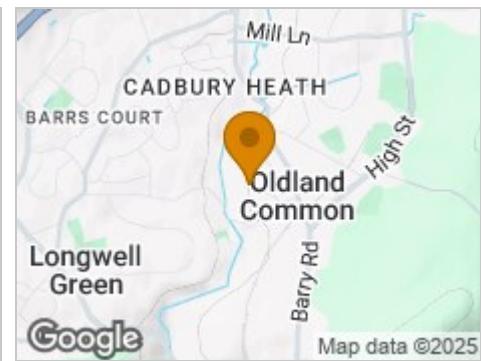
## Road Map



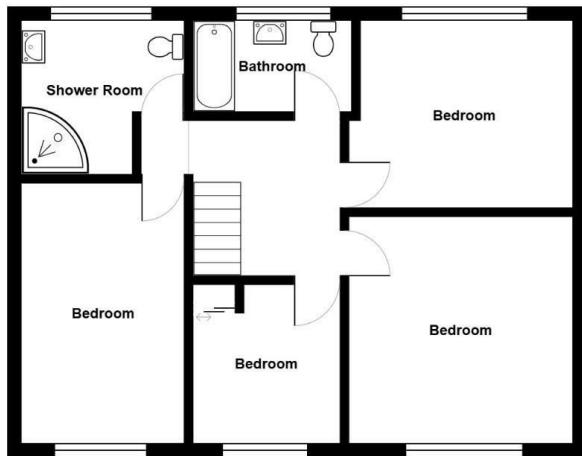
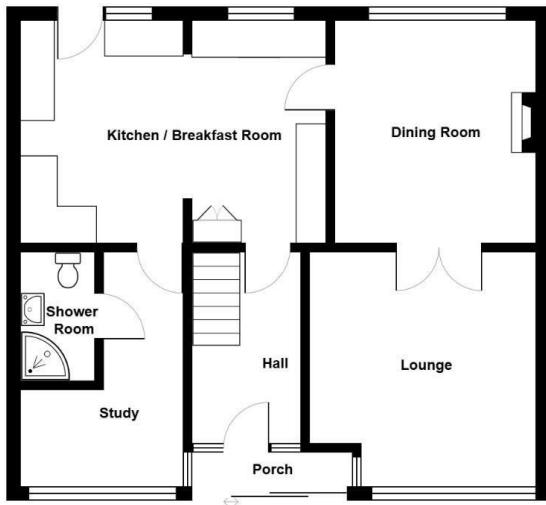
## Hybrid Map



## Terrain Map



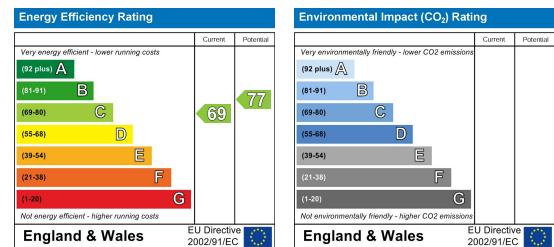
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.