



33 Laurie Crescent, Henleaze, Bristol, BS9 4SZ
Guide price £625,000

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A four-bedroom 1930s semi-detached house with a large (almost 100ft) South West facing garden with garage and off-street parking. This property boasts a host of period features and amazing views over the playing fields behind on a quiet street, conveniently located near the amenities of Henleaze and Kellaway Avenue.

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Entering through an enclosed porch, there is an original door with attractive and unusual stain glass panels leading to the entrance hall which has oak paneling, plate rails and under stairs cupboard. The lounge is a generous room with a large bay window, gas fireplace with marble effect surround and wooden mantelpiece. There are wooden glazed sliding doors to the second reception, making the rooms open and flexible. The second reception has a brick fireplace and square bay with glazed door to the back garden. The kitchen is to the rear of the house, has dual aspect windows, is fully fitted with a gas hob, integrated oven, room for small dining table and chairs and door to the back garden.

On the first floor there are three well-proportioned bedrooms and the bathroom. The two larger bedrooms have fitted storage cupboards, picture rails and decorative tiled fireplaces. The bathroom is tiled with a sink, bath with shower over, WC and heated towel rail. The loft has been converted thoughtfully to make the most of the amazing views across Bristol with large windows around the staircase. The loft is a spacious and quirky double bedroom with dual aspect windows, wooden floorboards, and an ensuite shower room.

Externally, this house has a fantastic South West facing garden which backs onto Redmaids playing fields, giving the house a private feel and an open aspect. The garden is landscaped with a patio, large level lawn and mature and much-loved border planting and trees. There is a garage to one side of the property and driveway to the front with space for multiple cars.

Horfield Church Of England Primary School approx 593m
Henleaze Infant School approx 730m
Henleaze Junior School approx 795m

Location

Laurie Crescent is a highly desirable, sought after and quiet position close to the wide range of amenities on Henleaze Road and Westbury on Trym village. There are coffee shops, a Waitrose supermarket and a cinema, a local butchers and fishmongers. Public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway. Rail services are available from Bristol Temple Meads and Bristol Parkway which serves the country nationwide.

Directions

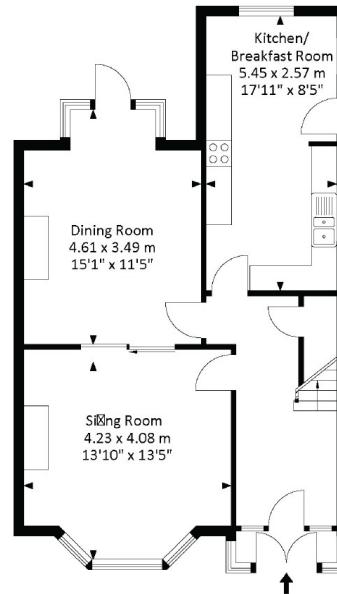
From the Maggs & Allen office on Northumbria Drive, continue onto Linden Road. At the traffic lights, turn left onto Coldharbour Road and continue straight onto Kellaway Avenue. Turn left onto Kellaway Crescent and take another left onto West Broadway. Turn left onto Laurie Crescent. Number 33 will be on the left



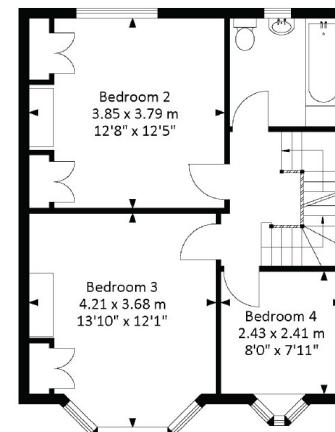


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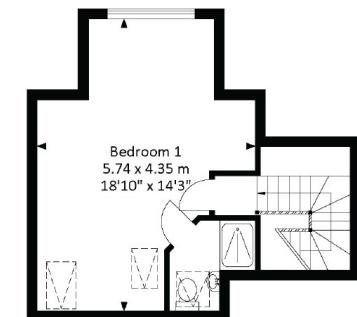
Approx. Area 1380.20 Sq.Ft - 128.20 Sq.M



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.

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