



17 Hill Burn, Henleaze BS9 4RH

£650,000



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17 HILL BURN, HENLEAZE, BS9 4RH

Delightful 1930's 3 bed, 2 reception, semi detached house with stunning architect designed open plan kitchen/diner/family room measuring 25' max x 21' with two sets of double glazed French doors providing access to the rear garden. The house was completely refurbished by the current owners 5 years ago and is just approx. 516m of Henleaze Infant School.

Situated on Hill Burn one of Henleaze's most desirable side roads the house boasts some wonderful period features and comfortable living space. A storm porch opens into an attractive entrance hall with picture rail, solid oak flooring and under stairs cloakroom with WC. A formal sitting room is positioned to the front with a bay of double glazed windows, picture rail and feature fireplace.

A family reception room sits adjacent the kitchen/breakfast area and opens into the more modern, very large open plan space which boasts a bespoke hand built fully fitted kitchen and connects fantastically well via 2 double glazed French doors to the rear garden. The kitchen offers a range of wall and base units, worktop, 'Neff' appliances including induction hob with extractor over, twin ovens with hot plate, stainless steel sink with mixer tap and drainer, integrated dishwasher, wine fridge and washing machine.

Up the stairs there is a half landing with window to the side, access to the 2 double bedrooms, a good size single bedroom and a 4 piece white suite family bathroom.

Situated on a large corner plot with private south facing rear garden and additional secure side garden ideal for the growing family, this light The rear garden incorporates a limestone terrace that is perfect for alfresco dining, which gives way to an area of lawn with borders. There is a path to the front from one side of the rear garden and a door into the garage to the other side. The front garden is set behind a low wall with shrub borders and drive providing off street parking.

*Please note the vendor is a connected person to Maggs & Allen.

There is ample parking to the front on a private driveway which provides vehicle access to rebuilt garage with electric up and over garage door and has a useful utility area to the rear and door providing access to the rear of the building.

Henleaze Infant School 516m approx
Henleaze Junior School 594m approx
Horfield Church Of England Primary School 731m approx
Bristol Free School 1.6km approx

Location

Henleaze is a highly desirable and sought after area 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, as well as a local butchers and fishmongers. Within proximity are a host of schools both primary and secondary, state and independent. There are good public transport links to the city centre and Cribbs Causeway as well as easy access to the M4/M5 motorway networks.

Directions

From the Maggs & Allen office on Northumbria Drive, turn left onto Howard Road. Continue onto Park Grove and take a slight right onto Hill View. Turn right onto The Crescent and then take a left onto Hill Burn. Number 17 will be on the left.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000



Guide Price: £650,000

Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: E

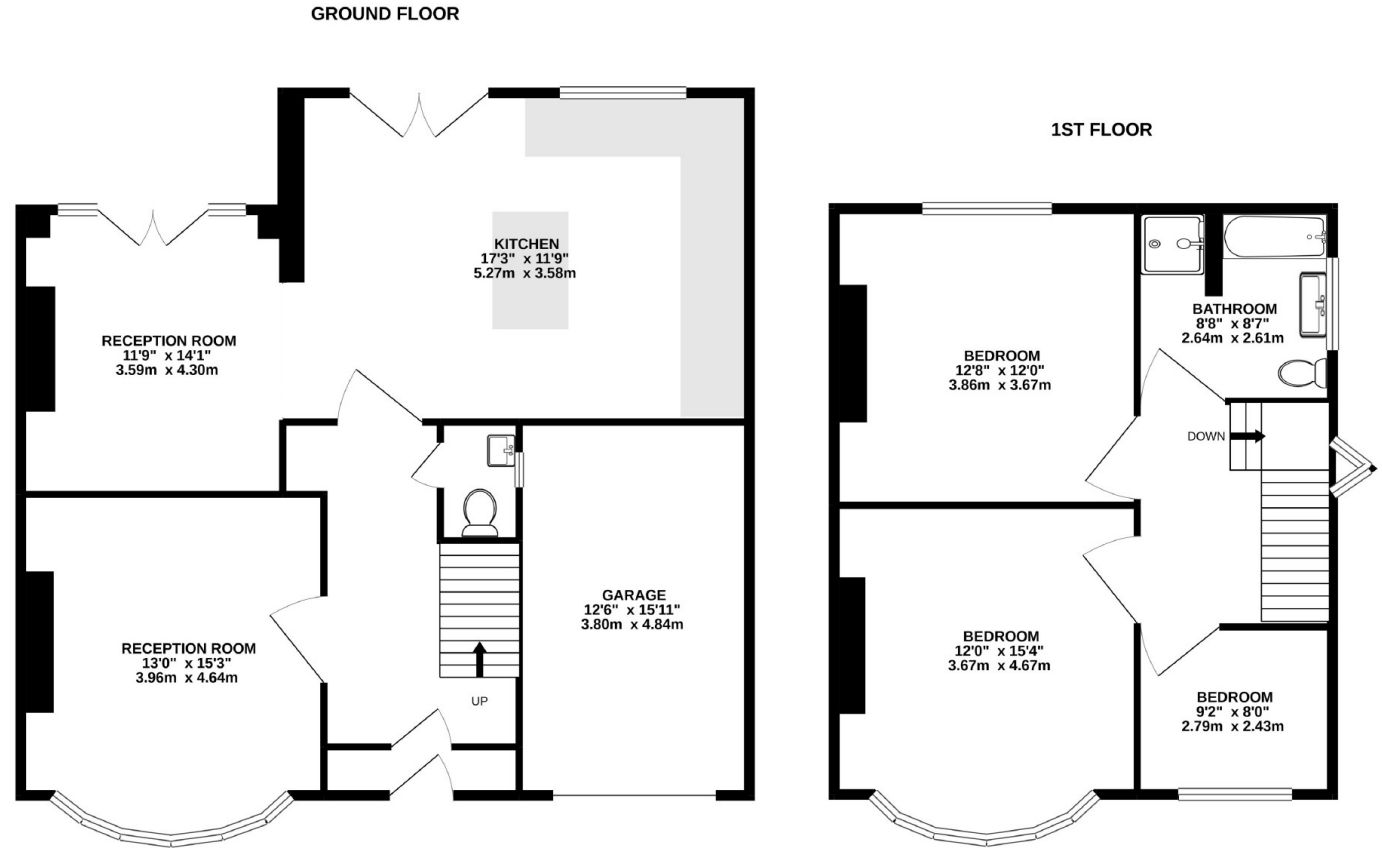
Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

Viewing: By appointment only.

Our Office: 0117 949 9000

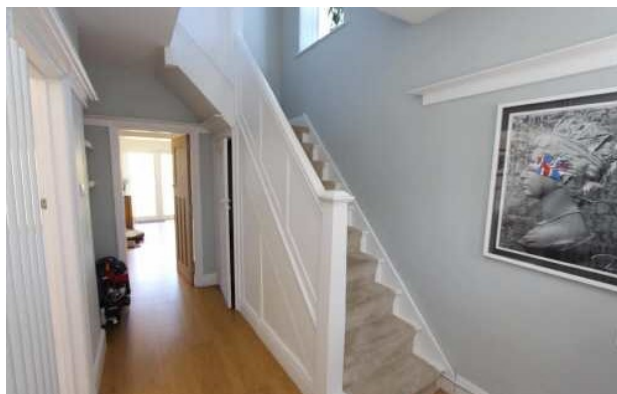
Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



TOTAL FLOOR AREA : 1230sq.ft. (114.3 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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- An immaculate 1930's semi detached property
- 3 Bedrooms
- Walking Distance Of Henleaze School
- Open Plan/Kitchen/Diner/Family



0117 949 9000 | agency@maggsandallen.co.uk
60 Northumbria Drive, Henleaze, Bristol, BS9 4HW | www.maggsandallen.co.uk



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