



Lawrence Grove, Henleaze BS9

£785,000



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19 LAWRENCE GROVE, HENLEAZE, BS9

On the market for the first time since the property was built over 40 years ago is this beautifully presented detached 1970s home situated on the highly regarded Lawrence Grove, adjacent to Henleaze High Street.

Accommodation comprises; four well-proportioned bedrooms, two reception rooms, spacious kitchen, off street parking, a separate single garage and well maintained front & rear gardens.

Upon entering the property, you are greeted by a spacious dining room which has French doors leading out to the garden. There is a dual aspect reception room which provides lots of natural light throughout the day and a study at the rear of the property. There are also French doors which lead from the reception room to the front garden. Furthermore, there is a high-quality fitted kitchen with wall & base units which provide plenty of storage, a double oven, built-in fridge/freezer, gas hob and a large bay window overlooking the front garden. There is also a downstairs cloakroom with a W.C.

Upstairs, there is a large master bedroom at the rear of the property which overlooks the garden. There are a further three well-proportioned bedrooms, one at the rear of the property and the other two at the front. Three of the bedrooms are carpeted and one has wood flooring and all have built in wardrobes which provide useful storage. There is also a family size bathroom which has a bath with a shower fitting, W.C and basin.

There is a private rear garden that has a patio area which is perfect for alfresco dining on a warm summers evening. The rear garden is mostly laid lawn with mature shrubs and bedding plants. The property further benefits from a beautiful front garden, with a pathway leading towards the property. There is a separate garage which has power and is currently used for extra storage space and there is off street parking.

Henleaze Junior School approx. 0.35km
St Ursula's E-ACT Academy approx. 0.34km
Henleaze Infant School approx. 0.32km

Location

Lawrence Grove is a highly regarded and extremely desirable address within Henleaze, located just off Henleaze High Street. Within very close proximity there are many amenities on Henleaze Road, including traditional high street shops such as a greengrocers, butchers, cafes and restaurants, a Waitrose and even a local cinema. For the commuter there are excellent links to the M4/M5 motorway networks, Cribbs Causeway Shopping Centre and the city centre.

Directions

From the Maggs & Allen office on Northumbria Drive, head towards Henleaze. Go straight across the mini roundabout onto Henleaze Road. Turn right onto Lawrence Grove. Number 19 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: £785,000

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.

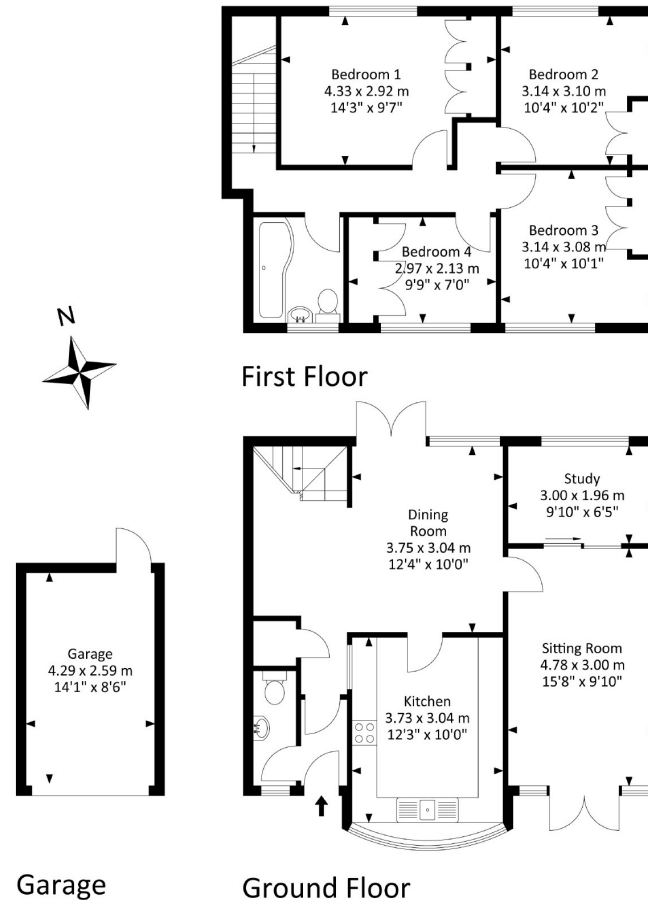
Viewing: By appointment only.

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.

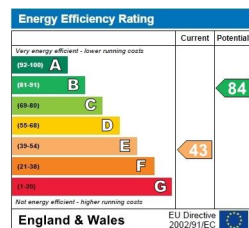
Lawrence Grove, Henleaze, Bristol, BS94EL

Approx. Area 1307.80 Sq.Ft - 121.50 Sq.M



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.



- An immaculate 1970s detached property
- 4 Bedrooms
- 2 Reception rooms
- Detached garage



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