

Russell Grove, Henleaze, Bristol. BS6 7UF

£700,000 Freehold

FOR SALE



www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled within the serene environs of Russell Grove, this exquisite four-bedroom detached residence epitomizes comfort and suburban tranquility. Situated in a sought-after cul-de-sac, this property harmoniously blends spaciousness, convenience, and elegance.

Step into the warmth of this home, where a generously sized garage and ample off-road parking beckon, promising both convenience and security. The charm of this residence is accentuated by its versatile layout, boasting four bedrooms that offer flexibility for families, guests, or a home office.

The heart of the home resides in its inviting lounge/diner, a welcoming space that effortlessly flows into a sun-kissed conservatory. Natural light cascades through this area, creating an ambiance that's both relaxing and uplifting—a perfect spot for unwinding or entertaining.

Benefiting from its desirable location in Henleaze, residents relish easy access to local amenities, esteemed schools, and the scenic beauty of nearby green spaces. Commuting is a breeze with excellent transport links, connecting you to the vibrant city of Bristol and beyond.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House
- Four Bedrooms
- Two Bathrooms
- Parking
- Garage
- Conservatory
- Cul de Sac location
- Sought After Location



ROOM DESCRIPTIONS

Entrance

Enter Via Door into porchway with additional obscure door opening through to;

Entrance Hall

Doors to living room, kitchen, shower room, garage and stairs rising to first floor landing

Living Room/ Dining Room

10' 10" x 21' 10" (3.30m x 6.65m) L shape room with UPVC double glazed windows to front and rear aspects, sliding doors onto

Conservatory

10' 4" x 8' 2" (3.15m x 2.49m) UPVC double glazed french doors opening onto rear garden, UPVC double glazed windows with multiple aspect views of rear garden.

Kitchen/Utility

10' 2" x 12' 2" (3.10m x 3.71m) Range of wall to base units inset double sink with mixer taps over, integrated double oven, integrated four ring gas hob, space for fridge freezer, door through to utility with space and plumbing for washing machine and space and plumbing for dish washer, sliding doors offering storage and door to rear garden

Shower Room

UPVC double glazed obscure windows to front aspect, three piece suite comprising WC, pedestal wash hand basin and fully enclosed corner shower with fitted shower attachment, storage cupboard.

Garage

8' 6" x 28' 10" (2.59m x 8.79m) Power and lighting, electric roll door, additional room to rear with window to rear garden

Stairs Rising to First Floor

Bedroom

11' 10" x 12' 3" (3.61m x 3.73m) UPVC double glazed windows to rear, built in storage with sliding doors

Bedroom

9' 11" x 12' 3" (3.02m x 3.73m) UPVC double glazed window to rear aspect, built in storage, door opening through to additional room;

Additional Room

8' 4" x 35' 2" (2.54m x 10.72m) Perfect for storage or additional room with window to rear aspect

Bedroom

10' 11" x 7' 1" (3.33m x 2.16m) UPVC double glazed window to front aspect, storage cupboard

Bedroom

7' 10" x 9' 3" (2.39m x 2.82m) UPVC double glazed window to rear aspect

Bathroom

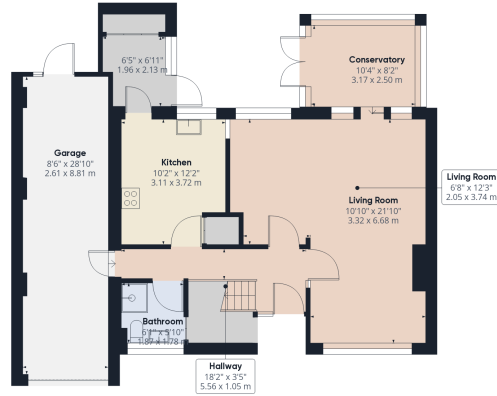
UPVC double glazed obscure window to front aspect, vanity wash hand basin, WC, corner bath with hand held shower attachment

Garden

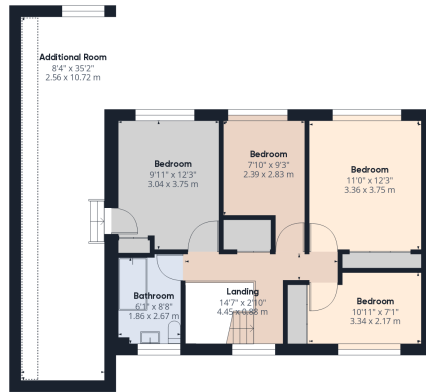
Fully enclosed rear garden mainly laid to lawn with patio area



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area¹⁾
 1601.94 ft²
 148.83 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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