

# LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



Visualisation for purposes of marketing

30 HILL GROVE, HENLEAZE, BRISTOL, BS9 4RJ



# LARGE FAMILY HOME IN SUPERB LOCATION

## SUMMARY

- Circa 2200 Sq. ft
- Five bedrooms
- Master ensuite
- Guest ensuite
- Blank canvass to allow buyers input on what materials are used etc.

## SITUATION

Hill Grove is nestled within the heart of the popular residential area of Henleaze. Nearby The Durdham Downs which boasts over 400 acres of open space and park land. Known as "The Downs" it offers wonderful walks and weekend sporting activities. Locally, there is a range of convenient shops and supermarkets within a minutes walk on Henleaze high street. Access to the motorway network is via junction 18A of the M5 just (4 miles). There are many state and private schools in the vicinity,. The property is particularly close to Henleaze Junior School which is at the top of the road. Other schools nearby include St. Ursula's Academy, Westbury Park Primary School and Red Maids High School. Also popular with local families are Clifton College, Clifton High School, Badminton School and Queen Elizabeth's Hospital School.

## DESCRIPTION

A superb and exceptionally spacious detached family house, recently extended to now provide five bedrooms with superb master suite. The property can be offered for sale with options for the buyer to spec as they wish.

On entering the property you will immediately note the stunning 40 ft kitchen/ dining/ family space that stretches the entire length of the property with sliding doors that open onto a south facing garden. Incredibly large and very well planned accommodation with generous snug, utility, downstairs W.C.

Upstairs the plans are five bedrooms; master ensuite bedroom with large dressing area, further en-suite guest room and three further bedrooms serviced via the main bathroom.

NB: The property is in need of finishing works. The buyer can specify what they would like agreed, finished or spec'd within their offer. Work could be carried out between exchange of contracts.

## OUTSIDE

Outside there is driveway parking for a number of vehicles, access to the bolder room and good sized frontage. To the side a large level area, perfect for children play area and south facing rear garden.

## DIRECTIONS

From Clifton Village proceed across 'The Downs' and into Henleaze. Proceed down Henleaze Road in the direction of Southmead Hospital. Take the Right after the Eastfield Inn onto Rockside Drive. Hill Grove is 2nd on the Left. Proceed along where the property will be found along on the Right Hand Side.



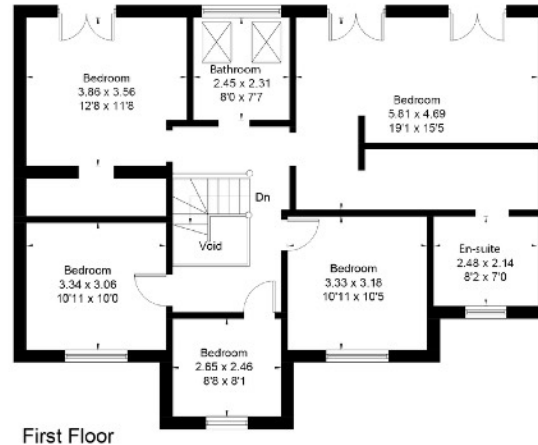
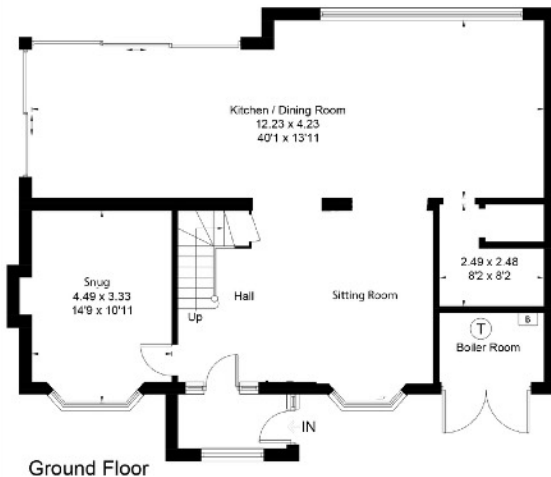




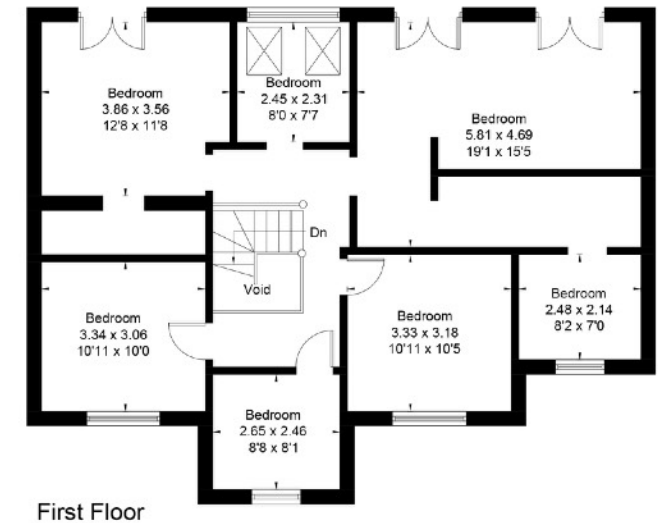
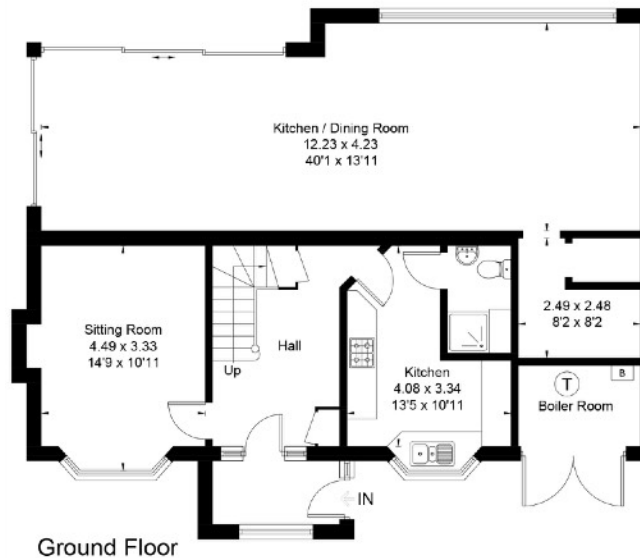
Approximate Area = 201.5 sq m / 2169 sq ft (Excluding Void)  
 Boiler Room = 4.3 sq m / 46 sq ft  
 Total = 205.8 sq m / 2215 sq ft



## Proposed



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### IMPORTANT NOTICE

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