



25 BROADLEYS AVENUE,
HENLEAZE, BS9 4LY

**GOODMAN
& LILLEY**







25 BROADLEYS AVENUE

HENLEAZE BS9 4LY

GUIDE PRICE

£850,000

A stunning and beautifully refurbished detached five bedroom family home, offered in show home condition and situated on this much sought after development, located close to Henleaze High Street's wide range of amenities.

The current vendors have truly put their heart and souls into creating this contemporary masterpiece and you will be instantly impressed with the exacting standards on offer here.

Ground Floor

Sitting Room

20ft sitting room with oak floors and doors, wood burner and an attractive outlook to the front overlooking the open green.

Cloakroom WC

Slate tiled flooring with toilet and basin.

Snug

Separate reception room with oak flooring and doors offering access to the level child friendly and enclosed rear garden.

Kitchen

The kitchen has to be the one of the crowning features of the home and has been fitted to a very high standard by Magnet Kitchens, with Minerva marble effect worktops, Villeroy & Boch ceramic sink, a wide range of high quality fitted appliances such as integrated Samsung fridge/freezer, AEG dishwasher, Slate tiled floor, access out to the rear garden and oak fire door provides direct access into the sizable adjacent garage complete with plumbing for a utility area.

First Floor:

Staircase

With new oak balustrade leading to the galleried style landing.

Landing

Feature oak doors leading to bedrooms and light tunnels providing addition light.

Master Bedroom

The master bedroom is a delight, full of light and airiness from its Juliet balcony with attractive leafy outlook.

En-Suite

Quality contemporary fitted en-suite with large glass shower cubicle, low level WC and wash hand basin.

Family Bathroom

Impressive modern fitted bathroom with a bath and shower.

Bedroom Two

Well proportioned bedroom with triple glazed windows to front aspect.

Bedroom Three

Well proportioned bedroom with triple glazed windows to rear aspect.

Bedroom Four

Smaller room but still with space for a double bed. Triple glazed window to front aspect.

Bedroom Five / Study

A smaller fifth bedroom or ideal study space with bright windows overlooking front aspect.

Outside

The property is situated in a peaceful setting in the development overlooking the open green to the front and a recently laid driveway offers off road parking for three to four vehicles and leads to the electrically controlled roll up garage. There is a small area laid to lawn to the front as well. The rear garden has been expertly landscaped with expansive patio areas designed to take in the afternoon sun from its westerly orientation and with a good sized lawn with borders beyond perfect for the growing family or keen gardener.

Location & Information

This delightful home is situated within a stones throw of Henleaze High Street's extensive list of amenities, Westbury-on-Trym village is also within easy reach and The Old Quarry Park Playground is nearby and ideal for young children. The local school selection is excellent with St Ursulas Primary, Horfield Primary, Bristol Free School secondary, Redmaids and Badminton all close by. For the commuter, the A4018 is a direct route to the M5 motorway network at J17 as well as the M32 and M4 motorway network providing further excellent transport links, Bristol Temple Meads offers high speed train links to London Paddington in 90 minutes and Bristol International Airport offers both national and international air travel, located in North Somerset on the outskirts of Bristol.

Call, Click or Come in and visit our experienced sales team- 0117 2130777/

henleaze@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: G

Services: Mains Gas, Water, Drainage and Electric.



- Beautifully Extended & Refurbished Family Home
- Two Reception Rooms
- Everest Triple Glazed Windows & Doors Throughout
- Quiet Position Overlooking Quiet Green

- Show Home Condition Throughout
- Stunning Contemporary Kitchen/Dining Room
- Integral Garage With Electric Roll Door and Integrated Alarm & New Driveway For 3/4 Vehicles

- Five Bedrooms (Master With Quality En-Suite & Juliet Balcony)
- Enclosed West Facing Rear Garden
- Newly Fitted Wiring, Plumbing & Central Heating System



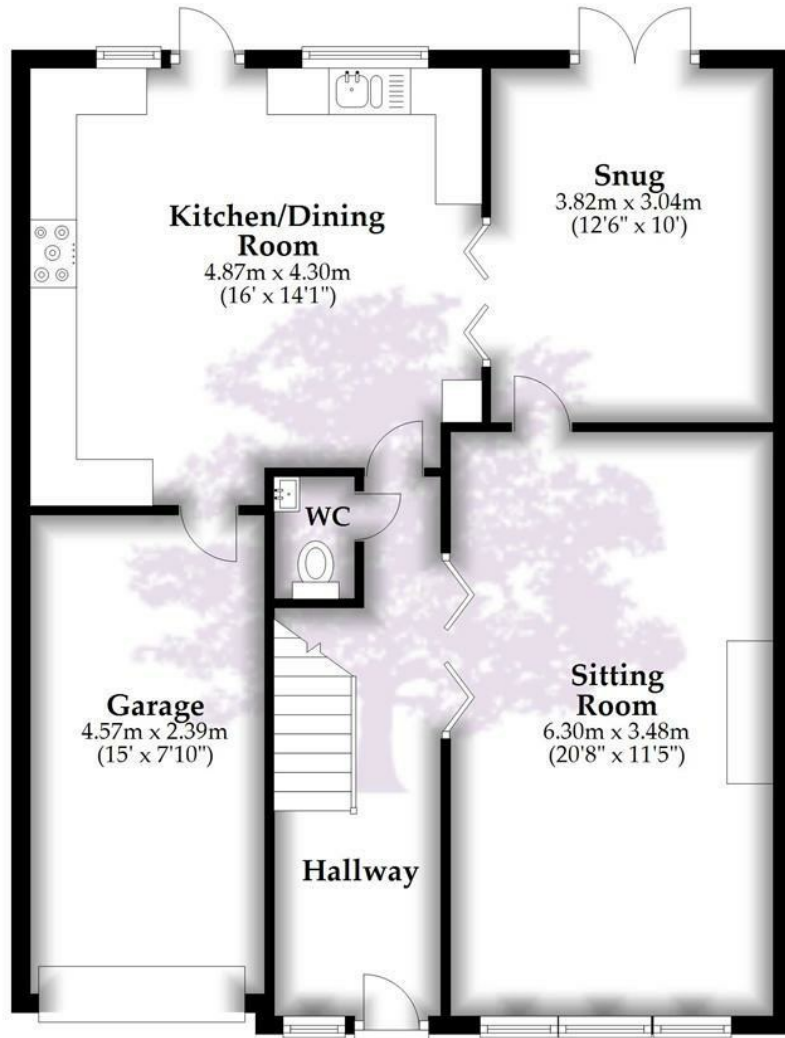


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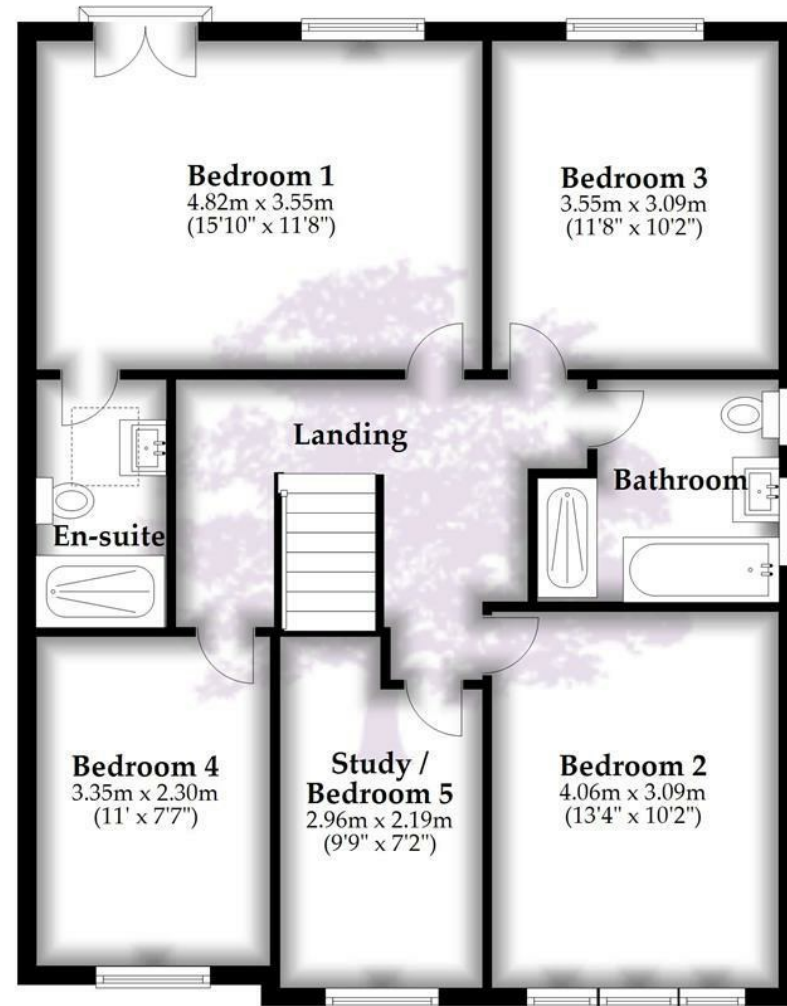
Ground Floor

Approx. 81.2 sq. metres (874.0 sq. feet)



First Floor

Approx. 81.2 sq. metres (874.0 sq. feet)



Total area: approx. 162.4 sq. metres (1748.1 sq. feet)

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.
Plan produced using PlanUp.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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