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60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

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27 The Furlong  
Henleaze, Bristol, BS6 7TF



## 27 The Furlong

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£410,000

\* VIEWINGS START 15th APRIL\* Link detached, 3 bedroom property, set in a quiet cul de sac within the popular Golden Hill area with the potential to extend (subject to planning permission) This well presented home benefits from several upgrades by the current owner making it very energy efficient. There is a downstairs cloakroom, a lovely lounge/dining room with patio doors opening out onto the enclosed rear garden. An archway opens through to a modern kitchen, again overlooking the rear garden.

The upstairs has three bedrooms and a family bathroom as well as an airing cupboard and loft access. Outside there is a single garage, driveway, front lawn and to the rear there is a low maintenance, rear garden benefitting from an east/westerly aspect.



The property is approached over a tarmac driveway up to..

#### Storm Porch

Outside light, through glazed wood effect door into..

#### Reception Hall

Radiator, coat hanging space and flanked by two further doors.

#### Downstairs Cloak room

Obscured UPVC double glazed window to front elevation with tiled sill, hand basin with splash back tiling below, wall mounted consumer units, low level WC and radiator.

#### Sitting Room/Dining Room

Deep square bay UPVC double glazed window to front elevation with radiator below, under stairs alcove, TV and telephone points, further radiator, open staircase to first floor landing. This sits adjacent and open plan to the dining area. UPVC double glazed french doors opening onto rear elevation garden, radiator and space for dining table.

#### Kitchen

Open rounded archway into a fully fitted kitchen with eye and floor level cupboards and drawers, roll edge work surfaces four ring gas top electric oven with extractor hood over, round bowl stainless steel sink with swan next mixer tap and drainer sits below UPVC double glazed window to rear elevation overlooking garden, splash back tiling, wood effect laminate flooring, integrated dish washer, integrated fridge and recently installed (March 2016) gas fired boiler.

#### First Floor Landing

Over stairs airing cupboard with hot water cylinder, loft access hatch and four doors to remaining rooms.

#### Bedroom One

UPVC double glazed window to rear elevation overlooking garden with radiator below.

#### Bedroom Two

UPVC double glazed window to front elevation with radiator below, built in slatted wooden double wardrobe.

#### Bedroom Three

UPVC double glazed window to rear

elevation overlooking garden with radiator below.

#### Bathroom

Obscured UPVC double glazed window to front elevation with tiled sill and partially tiled walls, matching bathroom suite comprising of bath with electric power shower over, hand basin, fixed wall mirror with shaving light, shaving point, low level WC, corner medicine cabinet, towel rail, radiator and ceiling mounted extractor fan.

#### Outside

##### Front garden

The property benefits from a well maintained front lawn which is continuous with the neighbouring property and has a small willow tree with spring bulbs. This sits adjacent to a tarmac driveway which is in front of the..

##### Garage

Linked garage with pitched roof, standard up and over door with power, plumbing, alarm and lighting. Further UPVC double glazed pedestrian door to the rear leading onto the garden.

##### Rear Garden

Access from the garage or dining area french doors the garden is bordered three sides by timber panel fences and is laid entirely to patio with a mixture of trellis, bedding areas and decorative shrubs. In one corner is a hexagonal greenhouse and a small garden pond with pump. There is further side access and an outside water supply.

#### General Notes

##### Tenure

Freehold (information supplied by [eservices.landregistry.gov.uk](http://eservices.landregistry.gov.uk))

Energy Performance Rating: TBC

Council Tax Band D (information supplied by [www.voa.gov.uk](http://www.voa.gov.uk) tel: 0117 930 2200).

##### Vendors Onward Position

The Vendors have informed us that they will be making an onward purchase. (This information was provided at the time of instruction and may be liable to change. Please contact the office to confirm these details)



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