



51 CLARENDON ROAD,  
REDLAND, BS6 7EY

GOODMAN  
& LILLEY







# 51 CLARENDON ROAD

## REDLAND BS6 7EY

# GUIDE PRICE

## £1,300,000

An exciting opportunity to acquire this handsome Victorian family home boasting 4,000 sq ft of accommodation, offering six double bedrooms, four reception rooms, three bathrooms and an enclosed family friendly 50 ft South facing garden. Set in a highly regarded tree lined road in the heart of Redland, close to a range of top quality Bristol Schools.

Viewing of this impressive period home is essential to appreciate all it offers.

Due to its location we anticipate a great deal of interest. Contact one of our property specialists on 0117 213 0777/henleaze@goodmanlilley.co.uk to arrange your viewing today.

### Location

A premier Redland location within easy reach of Redland Green. Bristol provides an comprehensive selection of great independent and state schools including the highly sought after Redland Green secondary just a short stroll away, St. Johns Primary, Redmaids High School at Henleaze, Clifton High School, Clifton College, QEH, Bristol Grammar School and Badminton School all within a couple of miles. The property is also perfectly situated for the wide range of amenities on Whiteladies Road and Gloucester Road and the city centre is just 2 miles away. Redland Green train station is a short walk away with trains available to Bristol Temple Meads regularly.

### Accommodation

### Ground Floor

When entering the property you are greeted by a warm and welcoming entrance hallway which provides access to the two large principle reception rooms with a delightful bay fronted dining room to the front which affords a light filled entertaining space with high ceilings with ornate coving and wood burner. A highly impressive 27ft drawing room at the rear has high ceilings with an ornate coved ceiling and enjoys a pleasant outlook over the rear gardens and beyond from three large sash windows.

### Lower Ground Floor

Stairs lead up to the upper floors and down to the the impressive living space to the lower ground floor with it's 25ft kitchen/breakfast room again with large sash windows enjoying the southerly aspect overlooking and opening to the rear garden which is ideal for the family to enjoy and watch the children play, there is also a separate playroom/further reception room, utility room, store room and cloakroom WC.

### First Floor

To the first and second floors are a bay fronted master bedroom suite to the front elevation with two further bedrooms boasting impressive sash windows and fine views. These are serviced by a tiled shower room.

### Second Floor

The second floor of this versatile family home has three additional bedrooms with fantastic proportions and fine views serviced by a family bathroom.

### Further Information

Local Authority: Bristol Council Tel: 0117 922 2000  
Council Tax Band: G  
Services: Mains Gas, Water, Drainage and Electric  
Square Footage: 3,814 sq. ft

- Handsome Victorian Semi In Popular Tree Lined Road In Redland
- A Wealth Of Original Features
- Three Bathrooms
- Accommodation Of Around 4,000 Sq Ft Over Four Floors
- Six Double Bedrooms
- Highly Convenient Location For Range Of Top Quality Bristol Schools
- Delightful Enclosed 50ft South Facing Garden
- Four Reception Rooms

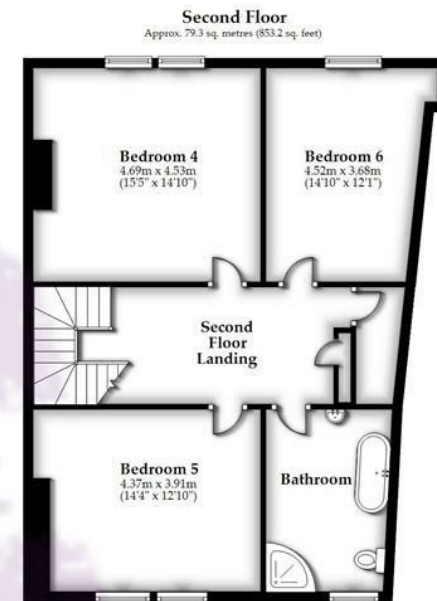
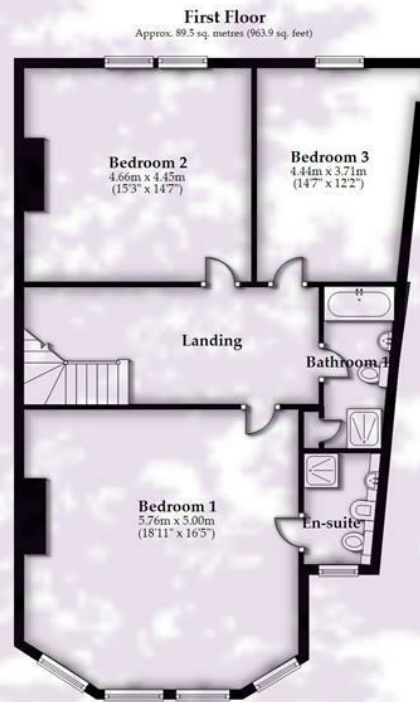
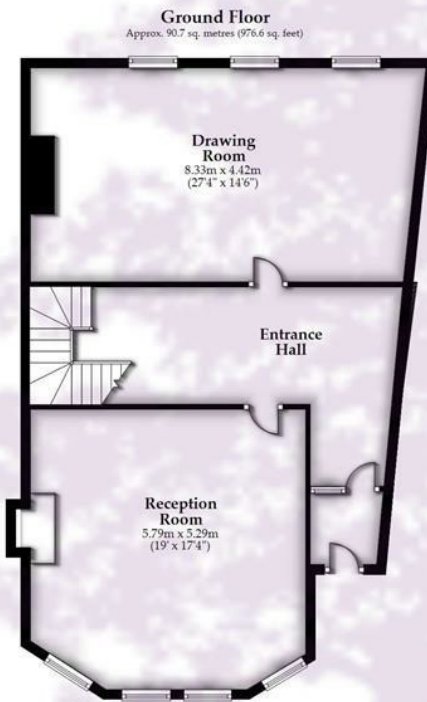
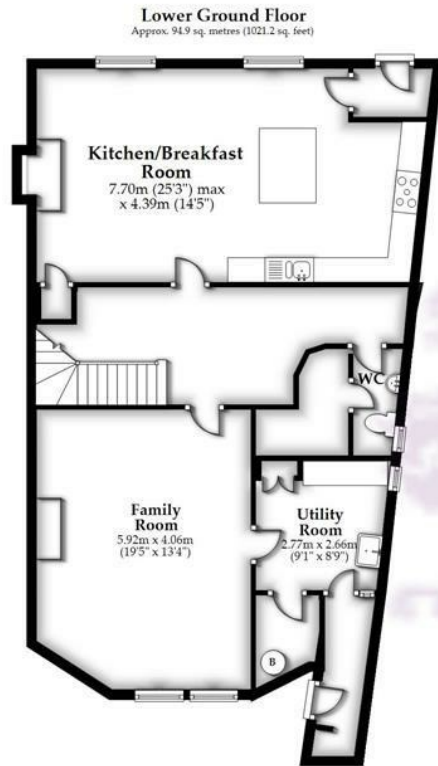






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Total area: approx. 354.4 sq. metres (3814.9 sq. feet)

## 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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