



cj HOLE
est. 1867

42 Harcourt Road, Bristol, BS6
7RE

Guide Price: £1,050,000

Situated in a highly sought-after residential location, the property is within walking distance of a wide range of shops and amenities and falls well within the catchment area for highly regarded local schools, including Redland Green secondary school.

- Council Tax Band: D
- EPC: D
- Freehold
- Substantial 1920s semi-detached family home
- Spacious accommodation over three floors
- Four generous bedrooms
- Principal bedroom with fitted wardrobes
- Top-floor double bedroom with en-suite shower room
- Two reception rooms
- Quality kitchen/diner with granite work surfaces
- Retained period features including stained-glass windows, picture rails and fireplaces
- South-westerly facing landscaped rear garden
- Raised decking and patio areas
- Off-street parking for two vehicles
- Sought-after location close to shops, amenities and well within the catchment area for highly regarded schools (Redland Green and Westbury Park)







The property is approached via a smart brick-paved driveway providing off-street parking for two vehicles, with a raised flower bed and established planting creating an attractive frontage. A large integrated covered storm porch entrance leads to the original-style double-opening front door with leaded glazing, opening into a welcoming entrance hall.

The hallway benefits from high ceilings, a picture rail, useful understairs storage and stairs rising to the upper floors. To the front, the living room is a large, comfortable and characterful reception space, enhanced by a double-glazed bay window, coving, picture rail and a period-style gas fireplace.

To the rear, the second large reception room provides an excellent dining or family space, featuring further period detailing and sliding patio doors overlooking the landscaped rear garden.

The kitchen/diner is fitted with a comprehensive range of matching wall and base units, complemented by granite work surfaces and a fitted granite breakfast table. Integrated appliances include a five-ring gas hob, electric double oven and grill, together with a dishwasher, washing machine and fridge-freezer. There is also generous storage and a wall-mounted gas boiler. Windows to three elevations allow for excellent natural light, while a double-glazed door provides direct access to the garden.

To the first floor, the landing benefits from an attractive original-style stained-glass side window and provides access to three bedrooms and the family bathroom. The very spacious principal bedroom is positioned to the front and benefits from a bay window, fitted wardrobes, coving and picture rail. Bedroom two overlooks the rear garden and also features a built-in wardrobe, while bedroom three is another generously proportioned room to the front.

The family bathroom is fitted with a three-piece suite comprising a panelled bath, wash hand basin with vanity storage and WC, together with useful built-in storage housing the hot water tank.

The second floor provides a substantial fourth double bedroom/ home office, enjoying windows to two aspects and skylights to the front and rear, creating a bright and spacious retreat. This room also benefits from useful storage and an en-suite shower room.

Outside, the south-westerly facing rear garden has been thoughtfully landscaped to provide an excellent space for family life and entertaining. A paved patio immediately adjoins the property, with the remainder predominantly laid to lawn and bordered by well-stocked beds containing an abundance of mature plants, trees and shrubs. A raised decked seating area offers a further space for outdoor furniture, while a garden shed and secure side access add further practicality.





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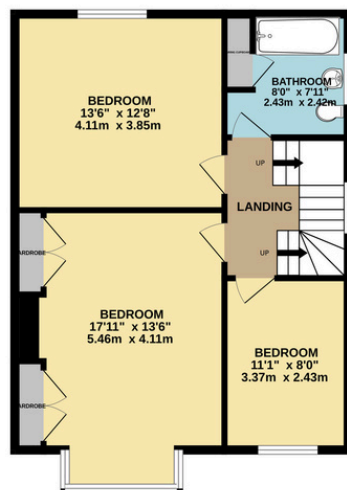
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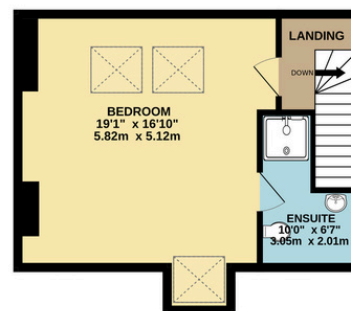
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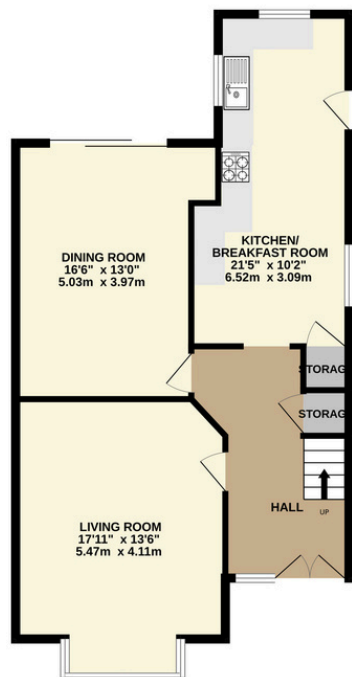
1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



2ND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1723 sq.ft. (160.1 sq.m.) approx.

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