



£750,000

27 Laurie Crescent, Henleaze, Bristol, BS9 4SZ

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Set behind an attractive stone façade, this well-presented home offers generous space and thoughtful layout ideal for modern family life. A paved driveway provides off-street parking for two vehicles, while a neat lawned area and mature planting offer both kerb appeal and privacy. An adjoining garage adds secure storage or additional parking options.

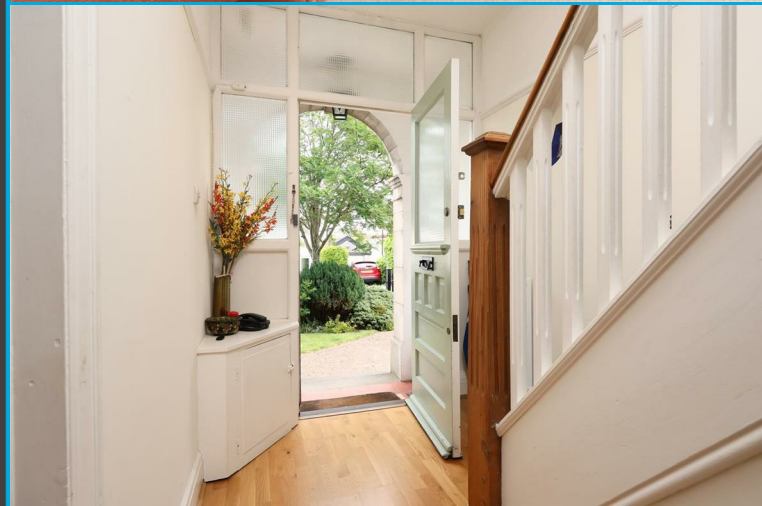
Accessed via an arched porch with terracotta tiling, the entrance opens into a bright hallway offering access to the sitting room, dining room, and kitchen/breakfast room. There is also useful under-stairs storage, ideal for coats and everyday essentials.

At the front of the home, the sitting room features a broad bay window that floods the room with natural light. A fireplace adds warmth and character, while soft carpeting underfoot and neutral tones make this a welcoming space. Adjacent, the dining room also benefits from soft carpeting and light, neutrally decorated walls, with generous proportions that easily accommodate a large table for entertaining.

The kitchen lies to the rear of the property, fitted with wooden base and wall cabinetry that provides plenty of storage while housing integrated appliances. The adjoining utility room is a practical addition, with space for both a washing machine and tumble dryer.

The kitchen leads to the south-westerly facing garden, which extends to approximately 65ft. A sunny patio offers the perfect spot for al fresco dining, complete with built-in storage. Beyond, the vast lawn is terraced into two distinct levels, bordered by mature shrubs and trees that create a private and tranquil retreat.

Upstairs, the first and second bedrooms both



accommodate double beds and benefit from built-in storage within the alcoves. The third bedroom spans the full length of the house, enjoying a dual aspect and excellent natural light. A fourth bedroom offers flexibility and is currently configured as a study, but could just as easily serve as a guest room or nursery.

Completing the upstairs layout are separate w/c and shower rooms. The w/c features a basin and decorative tiled border, while the shower room includes a corner shower, white wall tiles, and a vanity unit offering additional storage.

Ideally positioned for family life, this home lies within the admission priority areas for several highly regarded primary schools, including Horfield CofE, Henleaze Infants and Juniors, and St Ursula's. It also falls within the secondary APR for Bristol Free School. Horfield Common and the many independent shops, cafés, and amenities of Gloucester Road and Henleaze High Street are all within easy reach.



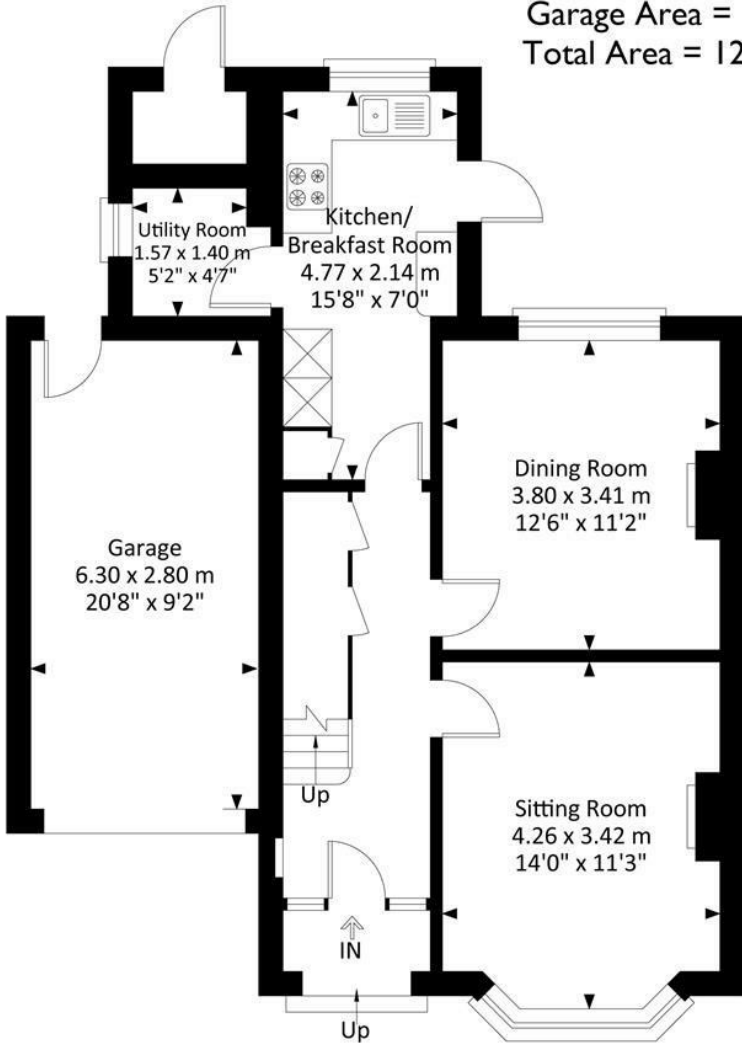


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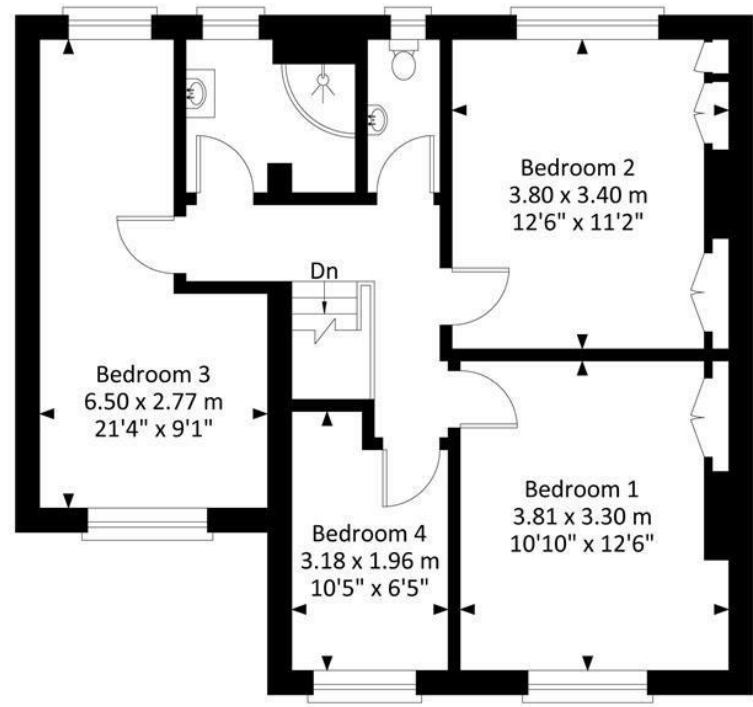
Approximate Gross Internal Area = 113.64 sq m / 1223.21 sq ft

Garage Area = 16.11 sq m / 173.40 sq ft

Total Area = 129.75 sq m / 1396.61 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		64
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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