



90 West Broadway, Henleaze, Bristol, BS9 4SS

GUIDE PRICE £725,000

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## PROPERTY OVERVIEW

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Extending to approximately 1,150 sq ft (106.8 sq m), this attractive 1930s semi-detached home occupies a highly sought-after Henleaze position and enjoys beautifully presented accommodation, a wonderful rear garden and elevated rooftop views across the surrounding area.

Combining the character and proportions expected of a traditional family home with the open-plan living increasingly sought by modern buyers, the property offers a superb balance of practicality, comfort and lifestyle appeal.

A welcoming entrance hall provides access to the principal accommodation along with a useful ground floor cloakroom. To the front of the property, the bay-fronted sitting room is a bright and comfortable reception space centred around a feature fireplace and filled with natural light.

To the rear, the property opens into an impressive kitchen/dining room which undoubtedly forms the heart of the home. The dining area offers ample space for both everyday family living and entertaining, whilst the extended kitchen has been thoughtfully designed with a range of fitted units, generous worktop space, skylights and a large picture window overlooking the garden. French doors open directly onto the rear terrace, creating an effortless connection between inside and out.

Upstairs, there are three bedrooms including two generous doubles and a comfortable third bedroom which would work equally well as a nursery, dressing room or home office. The accommodation is complemented by a beautifully refitted family bathroom featuring a contemporary four-piece suite with both a separate shower and bath.

Outside, the rear garden is a particularly impressive feature of the property and offers far more space than many comparable homes in the area. Combining lawned sections, mature planting, patio seating areas and raised terraces, it provides an ideal environment for families, gardening enthusiasts and outdoor entertaining alike. Useful under-house storage adds further practicality.

To the front, a driveway provides off-street parking whilst gated side access leads directly through to the rear garden.

### Location

West Broadway is a highly regarded residential road within Henleaze, perfectly positioned for access to the excellent amenities of both Henleaze High Street and Westbury-on-Trym village. Henleaze remains one of Bristol's most desirable family locations, renowned for its excellent schooling, independent shops, cafés, restaurants, Waitrose supermarket, cinema and strong sense of community. The Downs, Blaise Estate and surrounding green spaces are all within easy reach, whilst Bristol Parkway Station and the M4/M5 motorway network provide excellent transport links for commuters.

A beautifully presented family home offering character, generous living space and a superb BS9 location.

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# KEY DETAILS

- Attractive 1930s Semi-Detached Family Home
- Approx. 1,150 sq ft / 106.8 sq m
- 3 well-proportioned bedrooms
- Open-Plan Kitchen/Dining Room
- Generous Rear Garden With Patio & Terraces
- Driveway Parking

Guide Price: £725,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

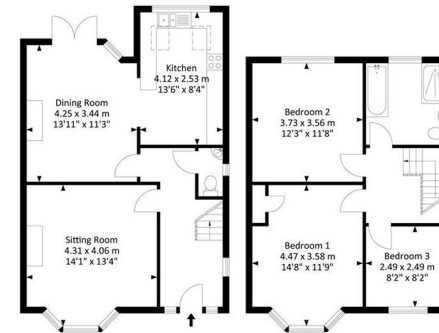
Viewing: By appointment only



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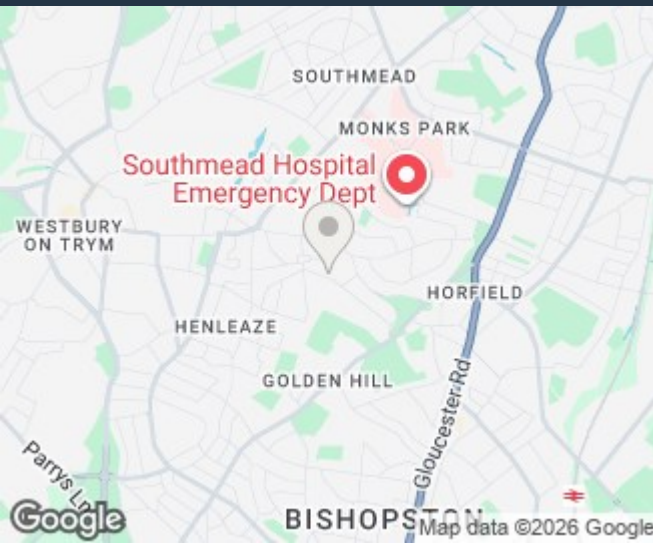
West Broadway, Bristol, BS94SS  
Approx. Area 1071.80 Sq.Ft - 99.60 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.  
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.  
Floor plan produced by Energy Plus.



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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