



| Henleaze |

Guide Price £1,100,000

leese & nagle 

# Lavender House 15 The Drive, Henleaze, Bristol, BS9 4LD

- Significant 1920s Detached House
- Wonderful Refurbishment Opportunity
- Huge Extension & Redevelopment Potential
- Heart of the Henleaze District
- Plot of c. 1/5 of an Acre
- Create Dream Family Home

This substantial 1920s nearly 2000 sq. ft. detached house in Henleaze, presents an incredible opportunity for someone looking to create their dream family home. Situated on a fifth of an acre corner plot, this property offers significant scope for extension, remodelling and reconfiguration to truly make it your own.

Offered for sale with no onward chain the property currently boasts 4 spacious bedrooms, two bathrooms, ample living space for a growing family with three reception rooms and a kitchen/breakfast room and a cloakroom. The wonderful refurbishment opportunity allows for a large increase in floor area both to the side and up into the roof space, creating a stunning and substantial living space of your own design (subject to any necessary consents).

Located in the heart of Henleaze, this property is just a few minutes' walk away from bustling Henleaze High Street, offering a variety of shops, cafes, and amenities. Henleaze School is also within walking distance at the top of the road, making it an ideal location for families with young children. The property also lies in the catchment area for several excellent secondary schools.





In summary, this house offers a fantastic opportunity for those who really want to embrace an exciting project and create their dream family home, be that refurbishing the existing house, going further with large multi-storey extension or taking the opportunity to use the plot for a complete redevelopment.

With prime location and generous plot, it will make an amazing home for someone with creative flair.

Nearby amenities:

- Waitrose - 0.5m
- Scott Cinema - 0.5m
- Henleaze Library - 0.5m
- The Downs - 0.5m
- Henleaze Lake - 0.7m
- Redmaids High School - 1.0m
- Southmead Hospital - 1.3m
- Clifton - 2.7m
- Bristol City Centre - 2.8m
- Cribbs Causeway - 3.1m



Energy Performance Certificate  
Rating D

Council Tax Band G



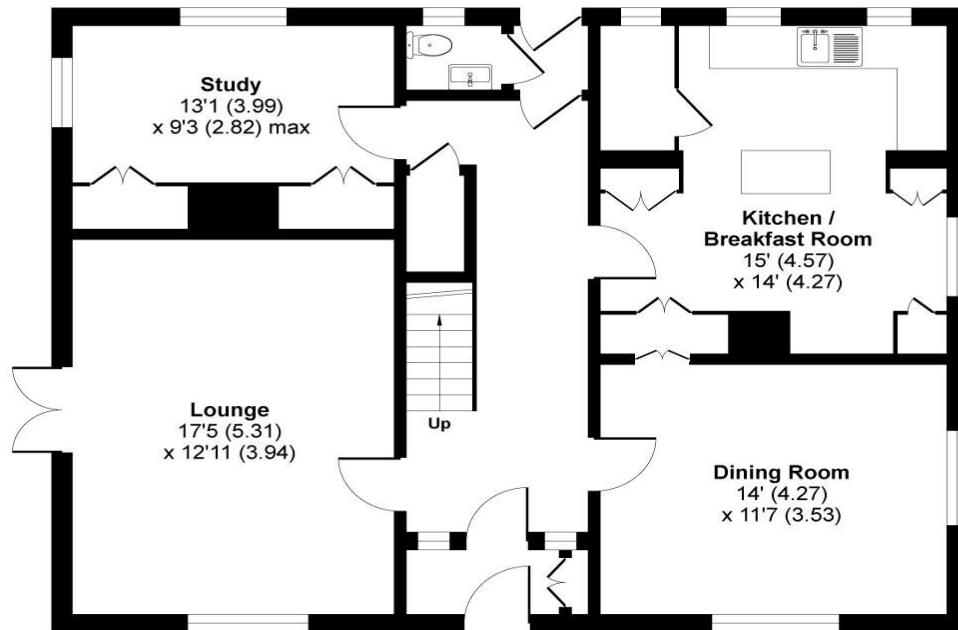
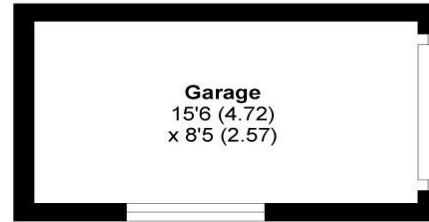
# The Drive, Henleaze, Bristol, BS9

Approximate Area = 1944 sq ft / 180.6 sq m

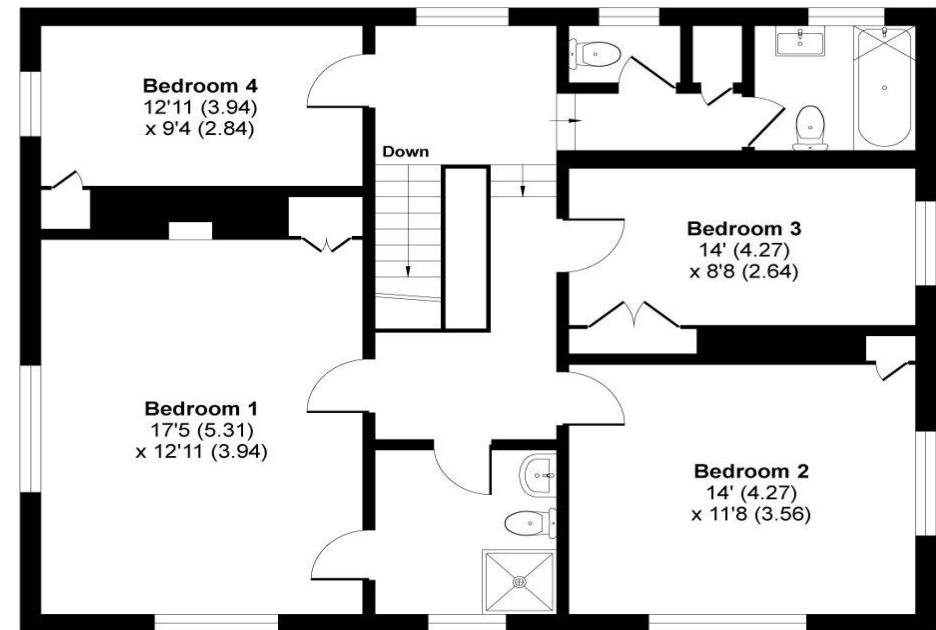
Garage = 132 sq ft / 12.2 sq m

Total = 2076 sq ft / 192.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n:checon 2024. Produced for Leese & Nagle. REF: 1096489



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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