



6A HARBURY ROAD,
HENLEAZE, BS9 4PL

**GOODMAN
& LILLEY**



SPACIOUS FOUR-BEDROOM MAISONETTE WITH PRIVATE ENTRANCE, WEST-FACING GARDEN & OFF-STREET PARKING IN PRIME HENLEAZE LOCATION. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS PROPERTY COMBINES SPACE AND POTENTIAL.

Summary

Set in the heart of Henleaze, this substantial four-bedroom maisonette presents a rare opportunity to acquire a spacious and versatile home with generous outdoor space, private access, and huge potential — all within one of North Bristol's most sought-after neighbourhoods.

Location

The property is ideally located within the catchment area for Bristol Free School, and is close to Horfield C of E School, making it an excellent choice for families. It is also within easy reach of the shops and amenities of Henleaze, Westbury-on-Trym, and Gloucester Road, with nearby green spaces including Horfield Common and Badock's Wood. For commuters, the property offers good access to the M4/M5 motorway networks.

Ground Floor

Accessed via its own private entrance, the property opens into a welcoming hallway leading to a large sitting room and a separate kitchen, both located at the rear. These key living areas enjoy a sunny garden outlook and offer direct access to a mature, west-facing garden.

First Floor

Upstairs, a large central landing gives access to four well-proportioned double bedrooms, each thoughtfully positioned to maximise space and natural light. A family bathroom completes

the upper floor. There is huge potential to convert the loft space to provide even more accommodation if required (subject to planning).

Outside

There is a mature west-facing garden at the rear of the building.

Parking

One of the maisonette's most notable features is the rear vehicle access, which provides off-street parking for multiple vehicles — a rare and valuable benefit in such a well-connected residential location.

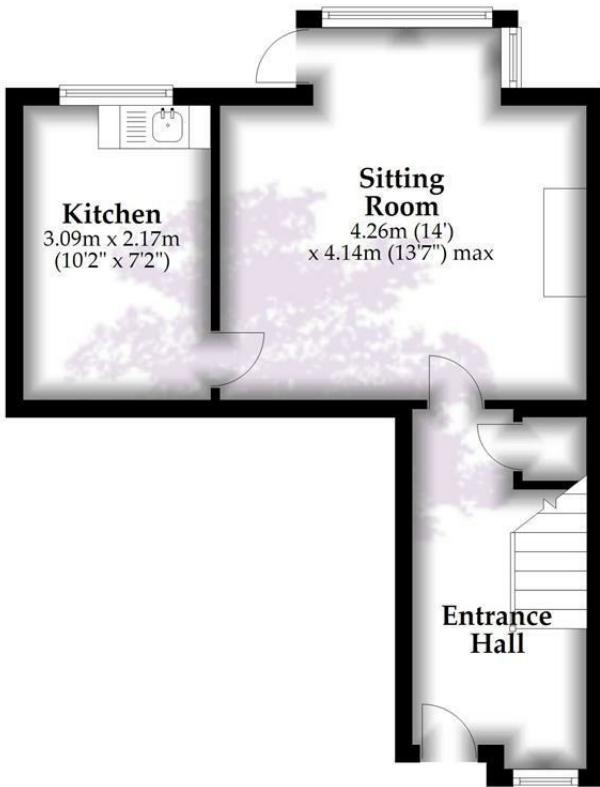
- Substantial four-bedroom maisonette in a prime Henleaze location
- Four well-proportioned double bedrooms
- Off-street parking for multiple vehicles via rear vehicle access
- Offered with no onward chain
- Huge Potential / Requiring Work
- Generous west-facing rear garden



GUIDE PRICE £350,000



Ground Floor



First Floor



Total area: approx. 100.5 sq. metres (1082.0 sq. feet)

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.

Plan produced using PlanUp.

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