



1 Metford Grove, Redland, Bristol, BS6 7LC

**GUIDE PRICE £725,000**

 **GOODCHILD**  
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## PROPERTY OVERVIEW

This 1930's end of terrace family home is situated approx. 400m from Redland Green Secondary School and approx. 320m Westbury Park Primary School. A spacious (approx. 1,203.50 Sq.Ft) and thoughtfully extended 3-bedroom, 2 reception property located on a peaceful cul-de-sac in a prime location for families. The property is being offered with no onward chain.

The well planned extended accommodation is arranged over two floors with the exciting potential for a further extension (subject to any necessary consents).

Ground Floor comprises: entrance hallway, original staircase and understairs storage, bay fronted sitting room, a spacious open plan kitchen/diner which overlooks the rear garden and a downstairs cloakroom.

First Floor comprises: landing with access into the loft space, 3 bedrooms (2 double and a single), bathroom and separate WC.

### Outside

Garage and drive, along with pretty front garden and to the rear and larger than average mature garden with rear access.

### Local Schools

Redland Green Secondary School approx. 400 m

Westbury Park Primary approx. 320m

Henleaze Infants and Juniors approx. 910m

Bishop Road Primary approx. 1000m

### Location

Situated in a quiet cul-de-sac just minutes from Redland Green which has a playground, private tennis club and pedestrian and cycling routes connecting the desirable neighbourhoods of Redland and Westbury Park. Clifton Downs are also just a short walk away and is hugely popular with runners, cyclists, as well as dog walkers with around 400 acres of space to utilise. Metford Grove is also conveniently located to the independent shops and restaurants on Henleaze Road, the vibrant Gloucester Road and Coldharbour Road. The area also benefits from good local transport links to Bristol City Centre.

This is a popular area, especially for growing families due to the proximity of Waitrose, the local Scott (Orpheus) Cinema and library which are just a couple of minutes' walk away. Redland Green School is approx. 400m and Westbury Park Primary School is approx. 320m away.

## KEY DETAILS

- A Light & Bright End Of Terrace 1930's Property
- Thoughtfully Extended (Approx. 1203.50 Sq. Ft.)
- 3 Bedrooms
- Approx. 400m from Redland Green Secondary School
- Approx. 320m to Westbury Park Primary School
- No Onward Chain

Guide Price: £725,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: D

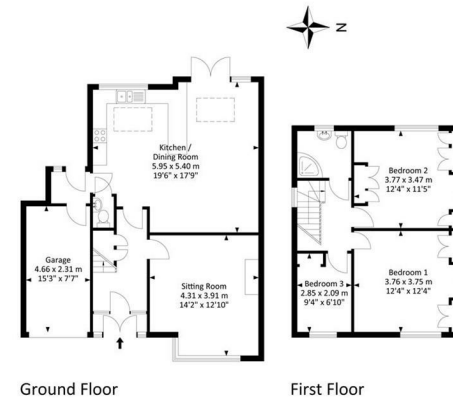
Viewing: By appointment only



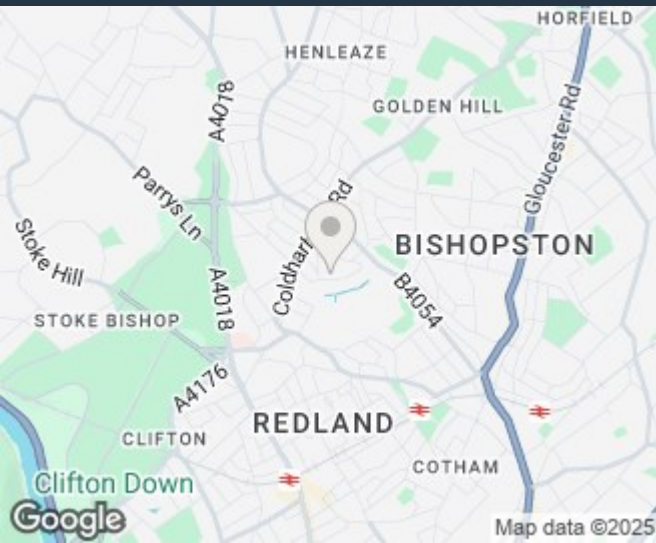
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1 Metford Grove, Bristol, BS67LG  
Approx. Area 1203.50 Sq.Ft - 111.80 Sq.M



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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