



1 Langfield Close, Henbury, Bristol, BS10 7ND

**GUIDE PRICE £360,000**



**GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

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Goodchild Estate Agents are delighted to bring to the market this generously extended four-bedroom family home, offering approximately 1,245 sq. ft. of versatile living space. Occupying a prominent corner plot in a quiet and friendly cul-de-sac in Henbury, this much-loved property has been thoughtfully improved by the current owners over the years and now presents an exciting opportunity for a new family to modernise throughout to suit their own tastes and lifestyle.

A particular feature is the useful lift, discreetly located within the extension, providing assisted mobility and convenient access between floors – ideal for multi-generational living or those requiring additional support.

Adding to the appeal, the property benefits from a garage situated in a nearby block directly opposite, which not only provides secure parking or extra storage but also includes an additional piece of land behind the garage - a versatile space that could be utilised for further storage, a workshop area, or even garden equipment.

### Ground Floor

Spacious entrance hallway with access to a modern ground floor WC.

Generous living room with a large window that floods the space with natural light.

Separate dining area with patio doors opening directly onto the rear garden - perfect for family meals and entertaining.

Well-fitted kitchen offering extensive worktop space and storage.

Second reception room

### First Floor

Four well-proportioned bedrooms, three of which are doubles, plus a good-sized single bedroom.

Family bathroom with bath and overhead shower and a separate shower room.

### Outside

Positioned on a corner plot, the property enjoys a larger-than-average garden, thoughtfully landscaped with patio and gravel areas for easy maintenance, complemented by established planting for year-round interest. A private driveway at the front provides convenient off-road parking, while the garage opposite - with its extra land behind - ensures ample space for vehicles, storage, or hobbies.

### Location

Nestled in a peaceful cul-de-sac renowned for its friendly community, this home is ideally located close to local schools, shops, and transport links, with excellent access to Cribbs Causeway and Bristol city centre. It's also within close proximity to the beautiful Blaise Castle Estate, offering approximately 650 acres of open space, and enjoys easy access to the amenities of Westbury village as well as the M5/M4 motorway networks.

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0117 454 7054 | [hello@goodchild.co.uk](mailto:hello@goodchild.co.uk) | [goodchild.co.uk](https://www.goodchild.co.uk)

## KEY DETAILS

- A Generously Extended Family Home (approx. 1,245 sq.ft)
- Corner Plot Located on Cul-De-Sac
- 4 Bedrooms
- Generous Living Room
- Garage Located Opposite Property

Guide Price: £360,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: C

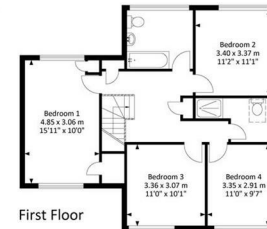
Viewing: By appointment only



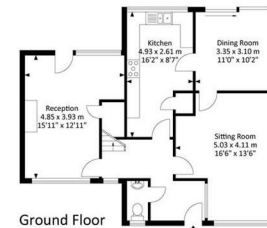
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Langfield Close, Henbury, Bristol, BS107ND  
Approx. Area 1540.10 Sq.Ft - 143.10 Sq.M

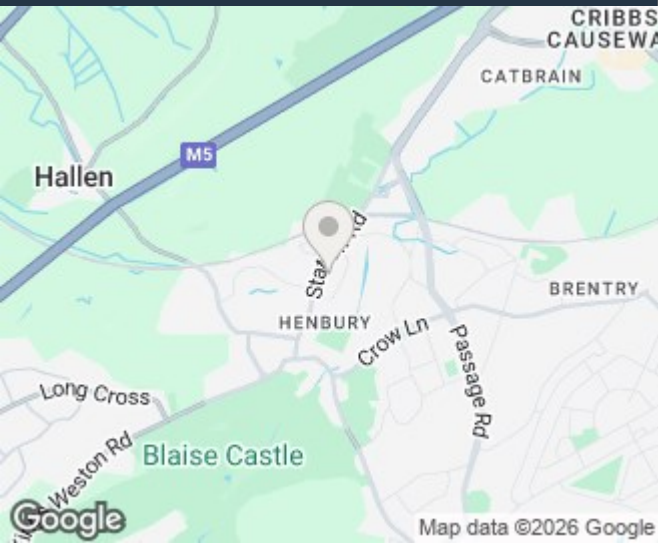


First Floor



Ground 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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