



Connells

Maple Grange Henleaze Road
Bristol



Property Description

For anybody who cherishes a laid back life, away from the hustle and bustle of the big city, head to Henleaze. This area, situated in north Bristol, is extremely popular with all professionals from young solicitors to retired doctors, as it offers close proximity to the city and Bristol Temple Meads. Yet, Henleaze also provides a natural environment in which to relax. Henleaze also has the best properties for young families looking to situate themselves conveniently for the local schools. The area around Westbury Park, in particular, is popular as Westbury Park Primary school is nearby.

The accommodation in Henleaze has an impressive choice of 1930s semi-detached houses. Most of the homes have large gardens, perfect for play, sports and entertainment. However, the local vicinity also comes with plenty of leisure opportunities, with some spectacular parks and areas of natural beauty in the surrounding area. Henleaze Lake is a glorious spot in which to enjoy some wildlife and even go for a dip in warmer weather. The public parks in and around Henleaze include Quarry Park, Fallodon Park, Canford Park and Redland Green. The Durdham Downs are also nearby and perfect for spending time relaxing with family and friends or going for a jog. The area is situated less than three miles from Bristol city centre, and is very well-served by regular buses to the centre and other local areas. It is also convenient for the M4, as well as several small rail stations .

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Entrance Hall

Lounge

13' 7" Max x 11' (4.14m Max x 3.35m)

Kitchen

7' 3" x 7' (2.21m x 2.13m)

Bedroom

14' 8" max x 9' 8" (4.47m max x 2.95m)

Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT308572

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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