



**MAGGS  
& ALLEN**

**8 DENTWOOD GROVE**  
COOMBE DINGLE, BRISTOL, BS9 2QH  
Asking Price £500,000

A beautiful, three bedroom, semi-detached home in a popular area of Combe Dingle. Ideally perfectly suited to a family wanting to be within a quiet cul-de-sac, in a desirable area with amenities nearby and close connections to the Blaise Estate.

## DESCRIPTION

The property benefits from an open-planned Sitting/Dining room with a fantastic bay windows and hand-crafted shelving in the dining area, Kitchen with wall and floor mounted units with 4-ring gas hob, electric oven, space for washing machine, dishwasher and fridge/freezer and Conservatory with sliding doors to living area and the rear garden. Upstairs there is a spacious landing with access to all three bedrooms and family bathroom. In the Master bedroom, there is a wonderful bay window allowing light to flood the room with far-reaching views and built-in storage, facing the front aspect. The bathroom suite comprises of a WC, bath with shower over, wall mounted wash hand basin and frosted glass window.

The rear garden is laid mainly to lawn with mature trees and shrubs for added privacy. There are areas of seating and entertaining, perfect for sitting in the sun socialising with family and friends. To the front, there is a large patioed space for potted plants, driveway fitting up to two cars tandem length and single garage with an up and over door.

## LOCAL SCHOOLS

Sea Mills Primary School approx. 1.1km

Stoke Bishop church of England Primary School approx. 1.4km

Our Lady of the Rosary Roman Catholic Primary School approx. 1.6km

Oasis Academy Long Cross approx. 2km

## LOCATION

The property is situated on the much sought after Dentwood Grove, nestled on the edge of the Blaise Castle Estate and it's substantial grounds. The property offers convenient access to local shops on Shirehampton Road and the amenities of Henleaze and Westbury-on-Trym, as well as sitting within close proximity to neighbouring Stoke Bishop. Bus services and a local railway station are within easy reach and the A4 provides good access to Bristol's commercial centre as well as the M4 and M5 motorway networks.

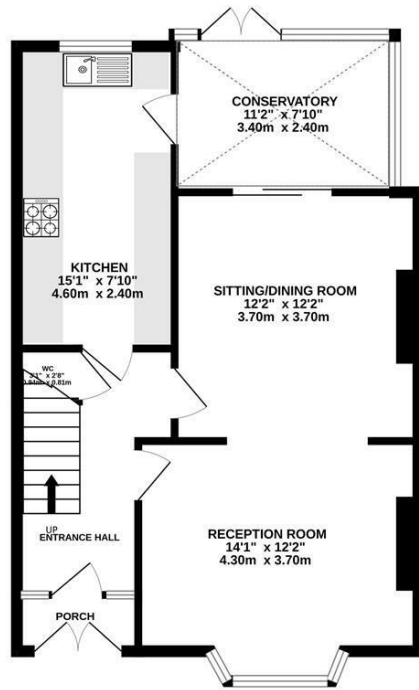
## DIRECTIONS

From the Maggs & Allen office on Northumbria Drive, turn left onto North View/ B4054. At the roundabout take the second exit and continue onto Parrys Lane. After approx. 3/4 of a mile, take a right onto Coombe Lane and at the end of the road turn left onto Dingle Road. Take the first right onto Westbury Lane and continue for approx. 0.2 miles and take the right on Aldercombe Road, take the first left onto Wydale Avenue and then the first right onto Dentwood Grove. The property is on the left.

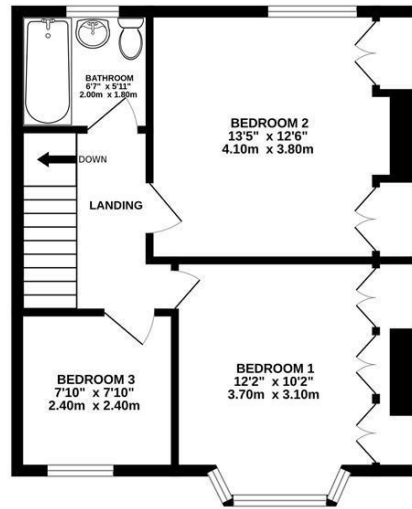
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**GROUND FLOOR**  
606 sq.ft. (56.3 sq.m.) approx.



**1ST FLOOR**  
459 sq.ft. (42.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1130sq.ft. (105.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Semi-Detached
- Three Bedrooms
- Quiet Cul De Sac
- West Facing Garden
- Large Sitting/Dining Room
- Wonderful Bay Window
- EPC- D

**Guide Price:** £500,000

**Tenure:** Freehold

**Council Tax Band:** D

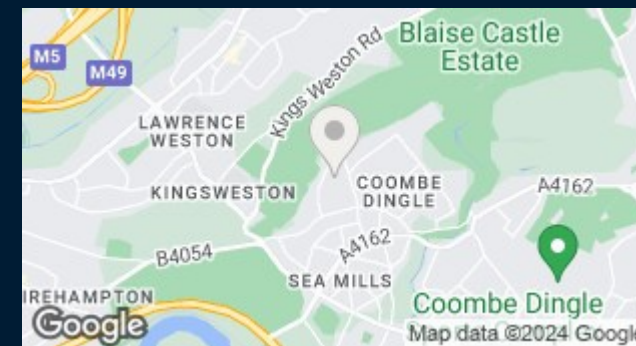
**EPC Rating:** D

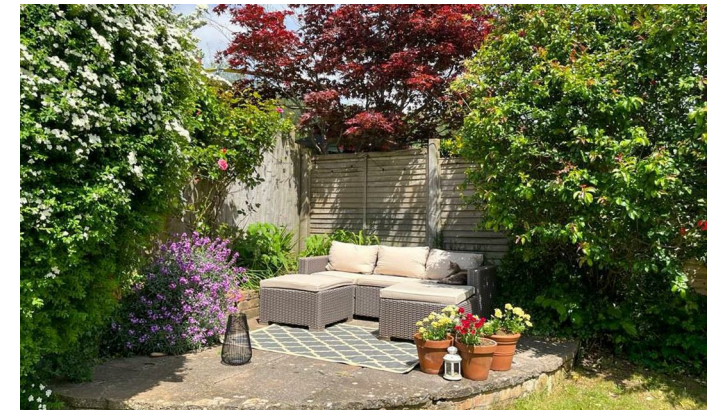
**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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