



MAGGS
& ALLEN
For Sale 0117 949 9000

MAGGS
& ALLEN

3 HALWYN CLOSE
STOKE BISHOP, BRISTOL, BS9 1BT
Asking Price £519,000

A spacious three-bedroom semi-detached house in a quiet, residential close which has been well maintained and improved by the current owners. The main benefits are a beautiful open plan kitchen/diner with a separate utility, three well-proportioned bedrooms, an office and large gardens to the front and rear. Located a stone's throw from the well regarded Stoke Bishop Primary School, this house will make an excellent family home.

Property Details

Entrance to the property is through a glass porch, providing a useful storage space then through a second glazed door to the main hallway which has solid wood flooring and two useful storage cupboards. The reception room to the rear is generously sized with large, double-glazed windows overlooking the rear garden. Through to the kitchen/breakfast room with cream wall and base units, a breakfast bar with induction hob, ceiling spots, space for family dining and double doors leading onto the patio and rear garden. From the kitchen you access the side extension with additional hallway and doors leading to the front and rear gardens. In addition, there is a utility room, downstairs w/c and an office which overlooks the sunny back garden.

As you go upstairs there is a large window allowing plenty of natural light throughout. There are two double bedrooms, one with built-in cupboards, a third good-sized bedroom and a family bathroom with a 'p' shaped bath with shower over, sink and w/c.

To the rear, a delightful and sunny south-easterly garden awaits with grass laid to lawn and a paved patio, perfect for outdoor dining. The front garden is laid to lawn with a pathway leading to the front door and enclosed bin storage.

Schools

Stoke Bishop Church of England Primary School approx. 0.1km

Sea Mills Primary School approx. 0.7km

Elmlea Junior School approx. 1.3km

Elmlea Infant School approx. 1.3km

Location

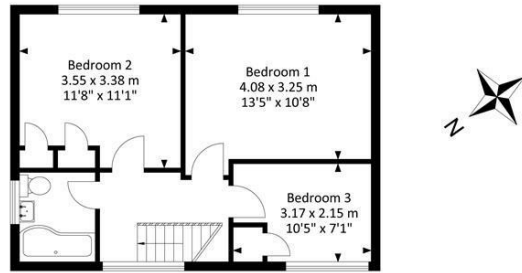
The property is situated in a quiet close in Stoke Bishop which is a popular area especially amongst families. The local shops are within close proximity as well as a dentists and doctors. There are good transport links to the City Centre, Cribbs Causeway and the M4/M5 motorway networks.

Directions

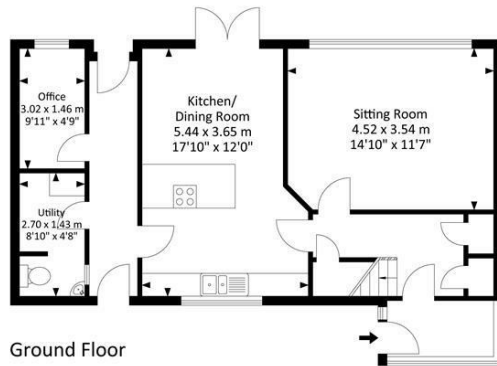
From the Maggs & Allen office on Northumbria Drive, turn right onto North View. At White Tree roundabout, take the second exit onto Parris Lane. At the next roundabout, take the second exit onto Shirehampton Road. Turn left onto Cedar Park and turn right onto Lyndale Avenue and then right onto Halwyn Close.



Halwyn Close, Bristol, BS91BT
Approx. Area 1105.0 Sq.Ft - 102.70 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.



- Spacious three-bedroom property
- Highly desirable area
- Semi-detached
- Quiet cul-de-sac
- Three bedrooms
- South-East Facing Rear Garden
- Open-plan lounge-diner

Guide Price: £519,000

Tenure: Freehold

Council Tax Band: C

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.