



MAGGS  
& ALLEN

88 PARK GROVE  
HENLEAZE, BRISTOL, BS9 4NZ  
**Asking Price £750,000**



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An exceptional, detached three-bedroom 1920s bungalow with stunning rear garden, garage and off-street parking, located on quiet side road in the heart of Henleaze.

### Property Details

Accessed through a wrought iron gate, the property leads to a central path and steps up to a composite main front door with obscured glazing, opening into a porch. The porch features a hessian floor mat, a cupboard housing service meters, and a multipaned door leading to a hallway. The spacious hallway receives natural light from a rear window and provides ample space for a desk area.

The property is arranged with three double bedrooms; the master at the front boasts a bay window and coving. Two additional double bedrooms flank the central hallway—one equipped with a wash hand basin and fitted wardrobe, and the other showcasing a feature fireplace to the chimney breast and built-in storage.

Towards the front, there is a dining room with a bay window, coving, and a picture rail. The lounge, located at the rear, features a period-style fireplace, a side window, and French-style doors opening into a bright and modern UPVC conservatory that overlooks and opens onto the landscaped rear garden.

The property also includes a separate, well-appointed kitchen/breakfast room with a gas cooker point, plumbing for appliances, dual aspect windows, including twin Velux windows, and a door opening to the garden.

The beautifully landscaped 18m garden is predominantly laid to lawn, with a patio adjacent to the rear, a stepping stone pathway, and an array of delightful plants, shrubs, and trees. Side access leads to the front of the property, where a brick-paved driveway extends to a single garage.

Additional features comprise a contemporary four-piece family bathroom with a heated towel rail, and the property holds potential for loft extension, subject to the relevant planning and building regulations.

### Location

Henleaze, a highly sought-after location, offers a variety of amenities, including independent shops, a public library, cinema, and a Waitrose supermarket. Medical services, such as opticians, a GP practice, and dentists, are within walking distance. Durdham Downs, a protected parkland, and children's play areas at Falldon Way, Old Quarry Park, and Henleaze Lake provide recreational spaces. The area features excellent primary and secondary schools, both state and independent. With good public transport links, Henleaze ensures easy access to the City Centre and Temple Meads train station.

### Schools

Henleaze Junior School: 0.3 miles  
St Ursula's E-ACT Academy: 0.38 miles  
Redmaids' High School: 0.38 miles

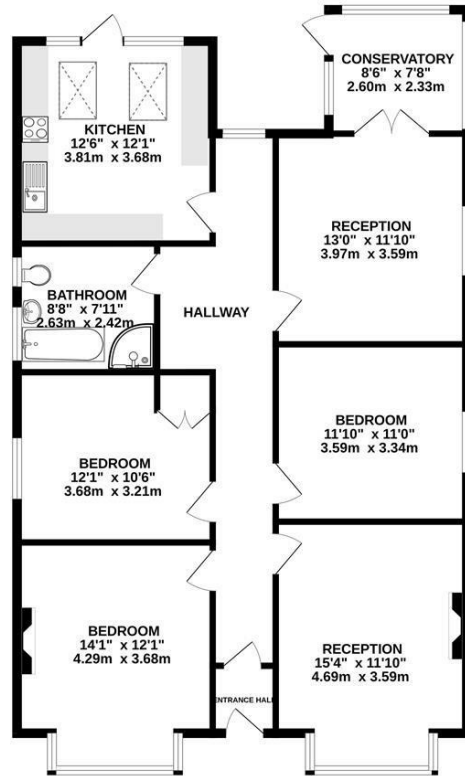
### Directions

From the Maggs & Allen office, turn left onto Northumbria Drive and continue onto Henleaze Road. Continue for approx. 0.4 miles then take a right onto Henleaze Park Drive, then the second left onto Park Grove. The property will be on the right.



If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

**GROUND FLOOR**  
1191 sq.ft. (110.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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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- Three-bedroom bungalow
- Tremendous location close to Henleaze Road
- Well-regarded local school
- Large (18m) rear garden
- Garage & private driveway
- Scope to extend
- Four-piece family bathroom
- Well-presented throughout

**Guide Price:** £750,000

**Tenure:** Freehold

**Council Tax Band:** E

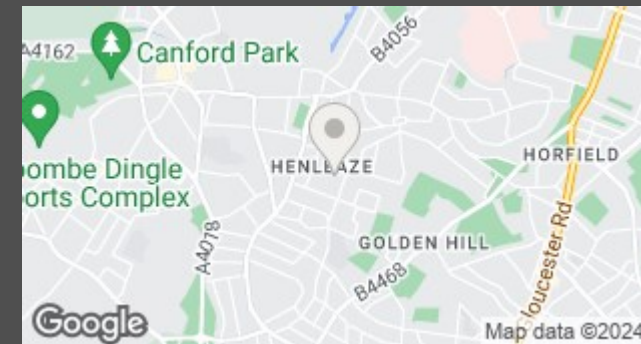
**EPC Rating:** D

**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





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