



MAGGS  
& ALLEN

168A HENLEAZE ROAD  
HENLEAZE, BRISTOL, BS9 4NE  
Asking Price £390,000

An immaculately presented, fully renovated four-bedroom maisonette with new windows done throughout and a recently refurbished bathroom suite. This beautiful property also has a private terrace and is situated in a fantastic location just off the bustling Henleaze High Street with its wealth of shops, cafes and restaurants.

## PROPERTY DETAILS

Entering via a private entrance on the first floor of this wider building, you are immediately greeted by a modern and fully-fitted kitchen/breakfast room complete with breakfast bar and integrated white goods. The modern, neutral tones of the décor and the large window provide a light and bright space. A hallway off the kitchen provides access to two further rooms on this floor; a sizeable, dual-aspect lounge diner located at the front of the property, and a double bedroom with storage space. A large storage cupboard completes this level.

Ascending to the upper floor, you will find a further three bedrooms - two comfortable double rooms and one single - and the main bathroom which is fitted with a modern suite including a walk-in shower enclosure. Like the rest of the property, this floor is decorated beautifully.

Externally there is a private terrace which due to its aspect benefits from sun through much of the day and provides a beautiful outlook over the adjacent garden.

We are advised that the property could achieve up to £2,400 per calendar month if let out.

A fabulous property where an early inspection is highly recommended.

## LOCAL SCHOOLS

St Ursula's E-ACT Academy approx. 0.3km

Henleaze Infant School approx. 0.4km

Henleaze Junior School approx. 0.4km

Redland Green School approx. 1.5km

## LOCATION

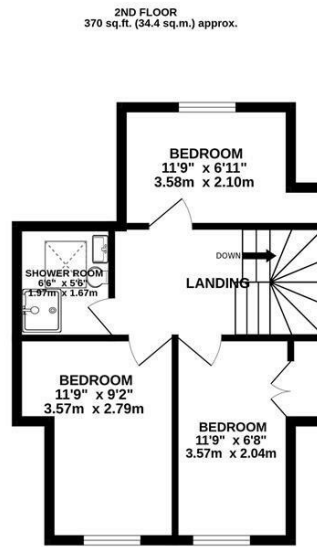
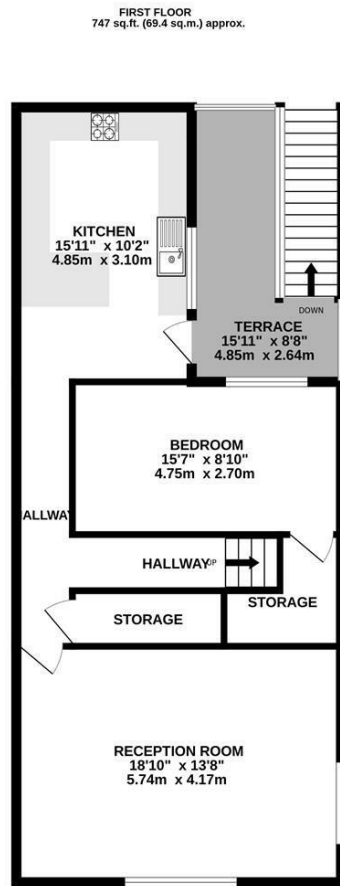
Henleaze Road is situated in a convenient location with easy access to the shops, restaurants and amenities of both Henleaze High Street and Westbury-on-Trym. There are coffee shops, a Waitrose supermarket and a cinema, as well as organic stores, a local butchers and fishmongers. Within proximity are a host of schools both primary and secondary schools and public transport runs nearby to Whiteladies Road, Gloucester Road & Bristol City Centre. It is situated within walking distance to the open green spaces of Durdham Downs and is a highly desirable area for many families.

## DIRECTIONS

From the Maggs & Allen office on Northumbria Drive, head towards Henleaze. Go straight across the mini roundabout onto Henleaze Road. Continue straight down Henleaze Road for approx. 1km and the destination is 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.





TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Miroplan v2023

- Recently renovated
- Immaculately presented throughout in neutral decor
- Modern kitchen and bathroom
- Private terrace
- Four bedrooms
- Sizeable, dual-aspect lounge/diner
- Desirable location

Guide Price: £390,000

Tenure: Leasehold

Council Tax Band: B

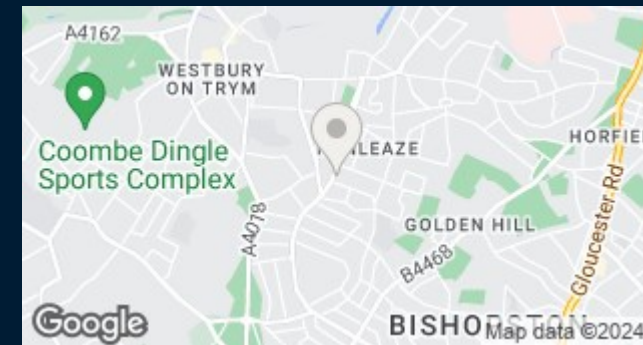
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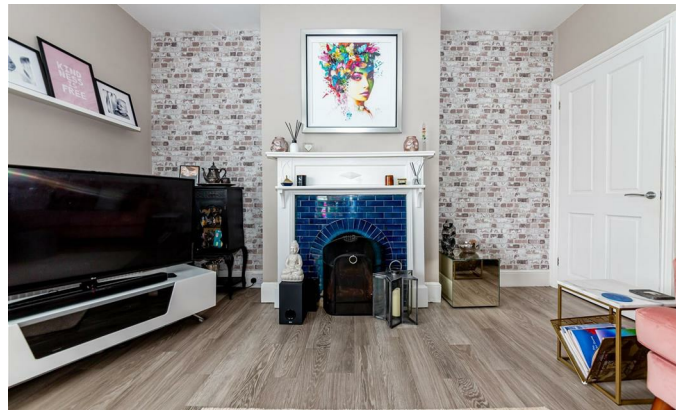
Local Authority: Bristol City Council

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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