



MAGGS  
& ALLEN

HALL FLOOR GARDEN FLAT, 37 HENLEAZE ROAD  
HENLEAZE, BRISTOL, BS9 4EY  
Offers In Excess Of £635,000



Nestled in an elegant Victorian semi-detached building, this versatile and recently extended garden flat boasts 3 double bedrooms and 2 bathrooms, encompassing approximately 1,260 sq.ft. Additionally, it offers around 790 sq.ft. of cellar storage.

## Property Details

Impeccably presented with a light and contemporary finish, this flexible apartment features tall ceilings and well-proportioned rooms, creating a bright and airy atmosphere thanks to the high ceilings and large double-glazed sash windows.

Accommodation comprises: smartly presented hallway providing access to two bedrooms, family bathroom and living space. Sizeable master bedroom with large double glazed sash windows, with built-in storage doubling as a large window seating area, built-in wardrobes to far wall, period features including ceiling rose and picture rails. Adjacent is a double bedroom with view over looking front elevation, period features include ceiling rose and cornicing. A family bathroom is smartly presented, and fitted with a white three-piece suite including shower-over-bath and white metro tiling.

The kitchen and living spaces are situated towards the rear of the property, and comprising: modern open-plan kitchen/breakfast room fitted with a high quality bespoke fitted kitchen with integrated appliances, and illuminated by large skylights including architect window to the rear. Opening from here is the bay-windowed lounge/diner - a stunning space with plentiful period features and an outlook of the smart rear garden. Completing the internal aspect of the property is the third bedroom, a double bedroom with en-suite shower room, with a large skylight and with direct access to the garden via a fully glazed patio door.

Externally, you will find a landscaped, low-maintenance courtyard rear garden with access to a highly useful undercroft cellar, currently used for storage and measuring approximately 790 sq.ft. The garden has the benefit of both side access and rear access, and whilst North-facing it has an open westerly aspect ensuring afternoon and evening sun.

## Location

Superbly located within 300 yards of Durdham Downs and the excellent shops and amenities of Westbury Park/Henleaze, it is also within easy reach of Whiteladies Road and other central areas.

Henleaze is a suburban gem known for its diverse architecture, combining period homes and modern residences. The neighbourhood boasts a tranquil atmosphere, attracting families and professionals.

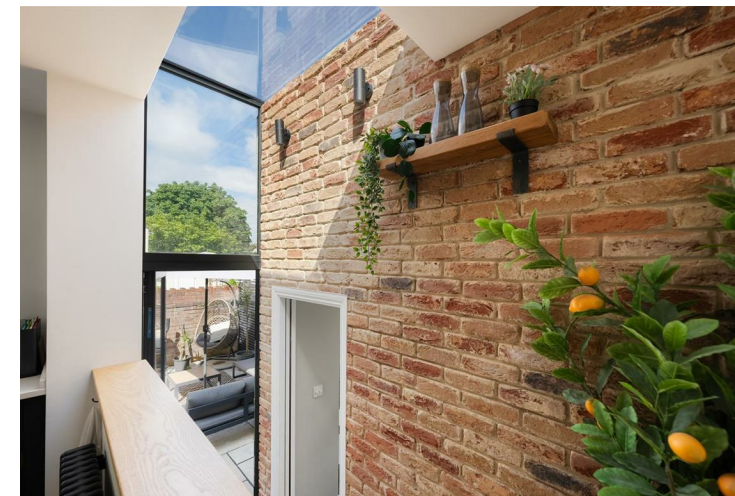
The bustling high street offers convenient access to shops and cafes, fostering a strong community spirit. Additionally, it features green spaces like Henleaze Lake and Horfield Common, providing residents with outdoor leisure options.

Within close proximity are a number of highly regarded state schools and private schools, making it an ideal spot for families.

## Leasehold Information

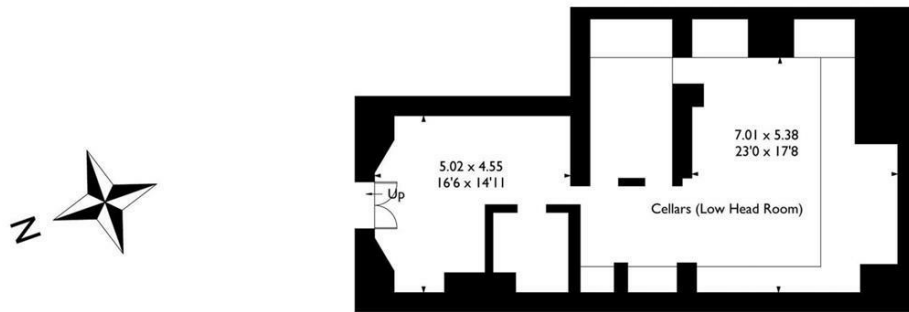
it is understood that the property is leasehold for the remainder of a 999 year lease which commenced on 1 January 1995.

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

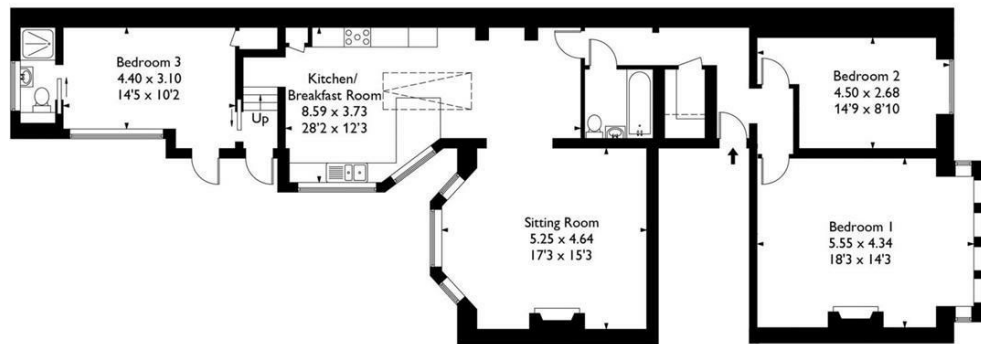


# Hall Floor Garden Flat, Henleaze Road, Henleaze, Bristol, BS9 4EY

Approximate Gross Internal Area = 117.73 sq m / 1267.23 sq ft  
Cellar Area = 74.15 sq m / 798.14 sq ft  
Total Area = 191.87 sq m / 2065.27 sq ft



Lower Ground Floor



Ground Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

- An immaculately presented hall floor garden flat
- Well-proportioned and spacious (circa 1260 sq.ft)
- Three bedrooms, two bathrooms
- Double glazed throughout
- Retaining many of its original features, complemented by modern decor choices
- High quality fully-fitted kitchen
- Private rear garden
- Large under croft cellar space, ideal for storage
- Superb location close to Henleaze High Street

**Guide Price:** £635,000

**Tenure:** Leasehold

**Council Tax Band:** C

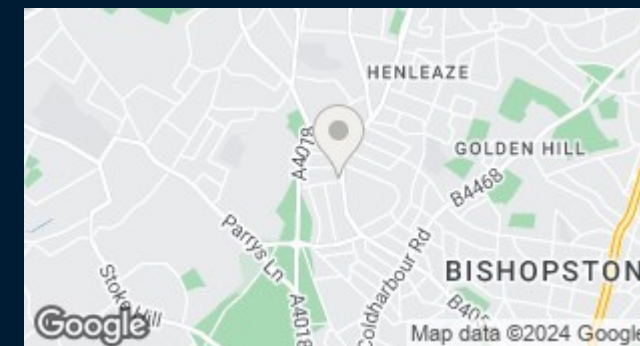
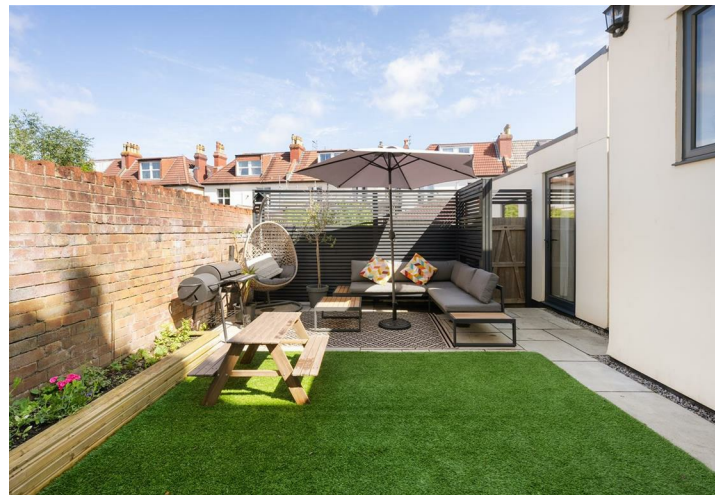
**EPC Rating:** D

**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



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