



MAGGS
& ALLEN

2 FILTON GROVE
HORFIELD, BRISTOL, BS7 0AJ
Asking Price £550,000

This spacious (1718 Sq. Ft.) detached residence presents a rare opportunity, offering vast potential and versatile living accommodation. It features a large south-easterly facing garden, a garage, off-street parking, and is located close to the popular Gloucester Road. Offered to the market with no onward chain.

Property Description

The property's flexible layout currently includes 4 bedrooms and 2/3 reception rooms, allowing for various accommodation arrangements. A particular highlight of the property is the reception room at the rear of the property, offering an elevated position with views over the garden and towards Purdown in the distance. This room opens onto a second space which has been utilised as a dining room. Another, sizeable reception room can be accessed through glazed doors from the rear reception room or from the central hallway.

The ground floor also features two double bedrooms and a shower room which has been recently installed with a three-piece suite, and a modern kitchen with a range of base and wall-mounted units,

Upstairs, there are two further bedrooms with ample eaves storage and a family bathroom. Additional benefits include a basement room, which is bright and currently used as a yoga studio, accessible from the living room.

Outside, the beautiful rear garden boasts sunny areas, a lawn, a paved seating area surrounded by mature shrubs, and flowers, making it an ideal space for entertaining guests. The generous front garden features a driveway, offering off-street parking and a garage. Finally, the property includes a substantial under-croft cellar which spans the entire footprint of the property and provides ideal storage space.

Offered with no onward chain.

Location

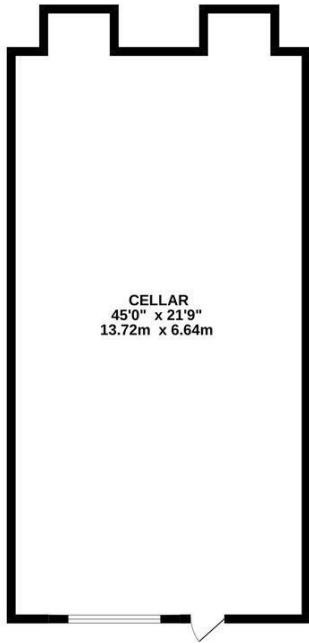
Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including Burra cafe, Pinkmans' Bakery and FED 313, and Bottles & Books.

The area features a blend of tree-lined Victorian streets such as Churchways Avenue, and the 1930's properties that are emblematic of the area. The open spaces of Muller Road Recreational Ground and Horfield Common are nearby as well as Horfield Leisure Centre and the Memorial Stadium.

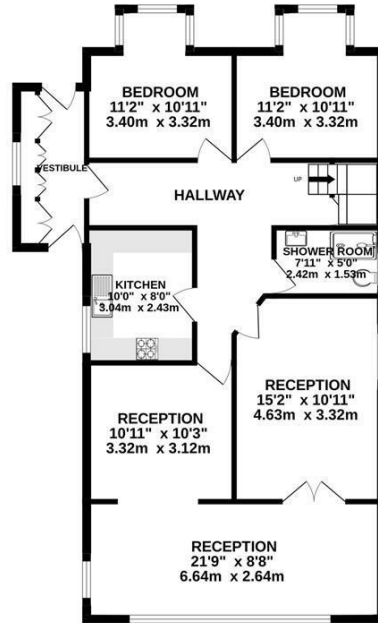
Boasting excellent schools, spacious properties, and abundant green spaces, this suburb in North Bristol has gained popularity among both families and young professionals seeking a location just beyond the Bristol City Centre.



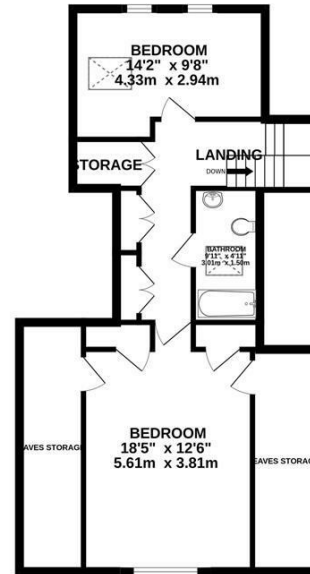
BASEMENT
945 sq.ft. (87.8 sq.m.) approx.



GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 2662 sq.ft. (247.3 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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- A large, four-bedroom detached residence
- Offers a large cellar which currently serves as an excellent storage space
- Two/three reception rooms
- An elevated view to the rear towards Purdown
- Modern kitchen & shower room
- Large garden with rear access for parking and garage
- Four bedrooms
- Offered with no onward chain

Guide Price: £550,000

Tenure: Freehold

Council Tax Band: D

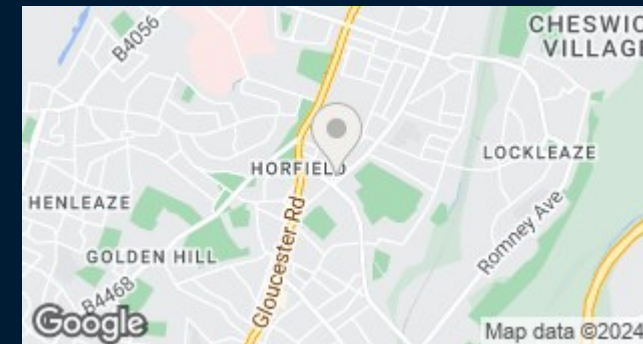
EPC Rating: E

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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