



MAGGS  
& ALLEN

24 SURREY ROAD  
BISHOPSTON, BRISTOL, BS7 9DJ  
Asking Price £900,000



A significantly extended and much improved five-bedroom family home in Bishopston with off-street parking. Offered with no onward chain.

## Property Details

This property has undergone significant refurbishment works throughout, reinstating ornate cornicing and ceiling roses, complemented by high quality flooring, windows and doors to create a superb and stylish family home.

The ground floor comprises: vestibule with oak effect flooring and ornate doors leading to a welcoming, wide hallway. A bay-windowed reception is located at the front of the property, with a second reception room leading through double doors into an impressive open-plan kitchen diner. The kitchen is fitted with a range of base and wall-mounted units and also features an island. This space could be ideal for entertaining. A ground floor shower room with walk-in shower enclosure closure completes the ground floor.

The first floor comprises: large, bay-windowed master-bedroom with en suite shower room and sizeable built-in wardrobe, second bedroom (also a double), the family bathroom with four-piece suite including shower, bath, basin and WC, and finally to the rear a single bedroom overlooking the garden.

The second floor features two further bedrooms and a shower room. There is also the option to create a balcony located from the rear bedroom.

Offered with no onward chain. Call Maggs & Allen to arrange your viewing.

## Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

For families, Bishopston offers excellent schools such as Bishop Road Primary, and a range of family-friendly activities.

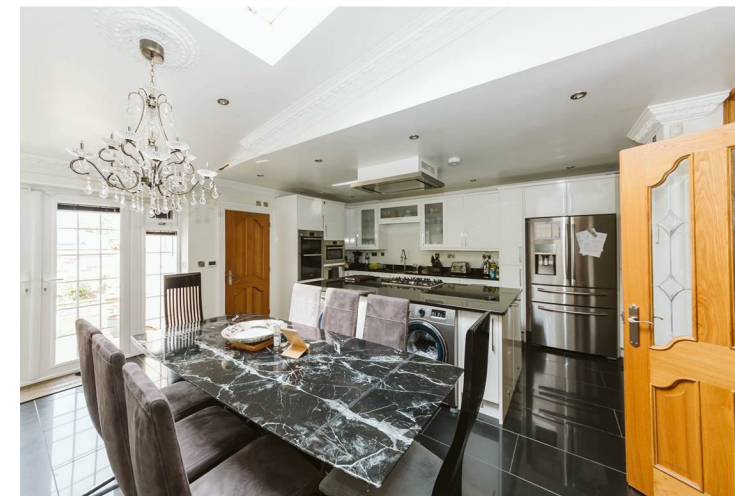
## Schools

Sefton Park Junior School - Distance: 0.17 miles

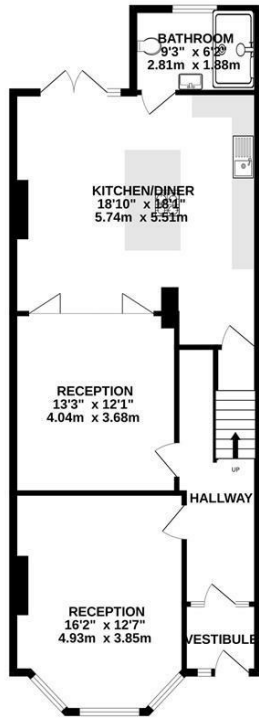
Brunel Field Primary School - Distance: 0.21 miles

Bishop Road Primary School - Distance: 0.43 miles

Fairfield High School - Distance: 0.56 miles



GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



2ND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1909 sq.ft. (177.3 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 substantial (approx 1900 sq.ft) Victorian family home
- Five bedrooms, three reception rooms
- Off-street parking
- Much-improved and significantly extended accommodation
- In a popular location close to Gloucester Road and St. Andrews Park
- Offered with no onward chain

Guide Price: £900,000

Tenure: Freehold

Council Tax Band: E

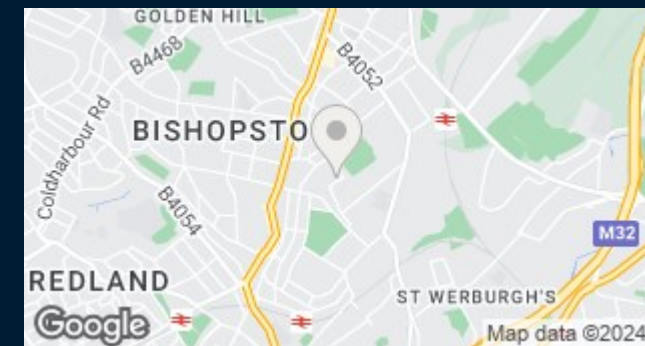
EPC Rating: D

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 incorrect or liable to change. Please contact the office to confirm any details.







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Regulated by RICS



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