



MAGGS  
& ALLEN

36A CRANBROOK ROAD  
REDLAND, BRISTOL, BS6 7BW  
Asking Price £800,000

A spacious and thoughtfully designed four-bedroom, three-storey detached family home, ideally situated in the heart of Redland, just 600 meters from Redland Green School. This property offers a level rear garden, the rare benefit of off-street parking, and a generously-sized garage.

## Property Description

This impressive detached home boasts a private driveway and a double garage at the front, offering convenient access to both the front entrance and a side path leading to the garden. Upon entering, you are welcomed into a spacious hallway that connects to a downstairs WC, a utility room, and a versatile office or bedroom space. The beautifully landscaped rear garden, accessible from the utility room or side of the property, features a wide layout, mainly laid to lawn, with a patio area at the far end. Mature trees at the rear provide a sense of privacy, enhancing the tranquil outdoor space.

On the first floor, the home offers a spacious dual-aspect reception room, a separate kitchen, and an additional bedroom. Moving up to the second floor, you'll find the remaining bedrooms, including a generous principal bedroom with an ensuite, along with access to the family bathroom.

Situated just a short walk from Gloucester Road, renowned for its vibrant selection of cafes, bars, restaurants, and independent shops, this property is perfectly positioned in the highly sought-after Redland Green catchment area, making it ideal for families. Whiteladies Road is also nearby, offering even more great amenities, while Montpelier and Redland train stations provide excellent transport links.

## Location

Redland exudes historic charm with its Victorian and Edwardian architecture. Green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience. Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is also an academic hub within the city.

Redland's strategic location ensures easy transportation access, making it a gateway to explore Bristol and beyond. Diverse dining options, family-friendly amenities, and a blend of history and modernity make Redland a special destination within Bristol's vibrant tapestry.

## Schools

Montpelier High School - Distance: 0.34 miles

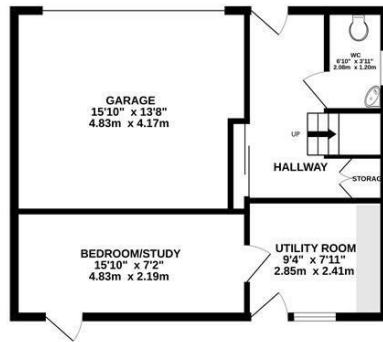
Redland Green School - Distance: 0.35 miles

Cotham Gardens Primary School - Distance: 0.39 miles

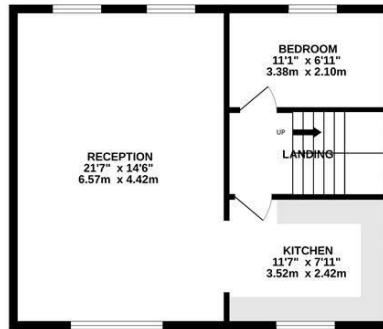
Bishop Road Primary School - Distance: 0.56 miles



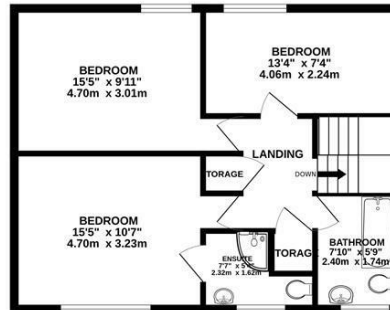
GROUND FLOOR



1ST FLOOR



2ND FLOOR



**TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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 four-bedroom detached family home
- Redland Green APR
- Private, secure garage and driveway parking for one car
- Level rear garden with mature shrubs and trees
- Light and bright, open-plan living space
- Flexible accommodation
- Two bathrooms (one en suite), ground floor WC and utility space

**Guide Price:** £800,000

**Tenure:** Freehold

**Council Tax Band:**

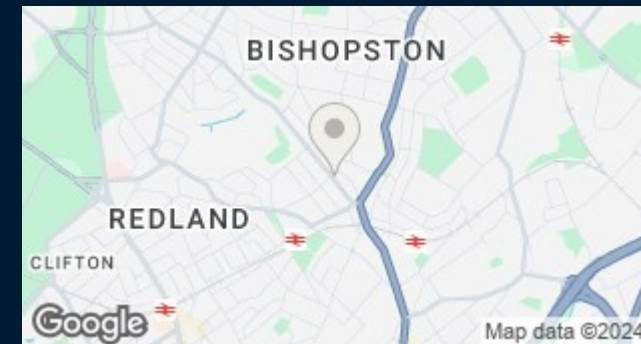
**EPC Rating:** C

**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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