



MAGGS
& ALLEN

59 HILL VIEW
HENLEAZE, BRISTOL, BS9 4QF
Offers In The Region Of £765,000

This 1930's semi-detached residence, full of potential, offers four bedrooms, two reception rooms and a charming west-facing garden. Further benefitting from a garage and off-street parking and offered to the market with no onward chain.

Property Details

The entrance begins with a decorative storm porch with original floor tiles and front door, leading into a welcoming entrance hall, complete with stylish panelling, parquet flooring, and stairs to the first floor.

The front reception features a bay window and a fireplace, while the rear dining room opens to the garden through patio doors and is enhanced by a feature brick fireplace and large windows.

The kitchen/breakfast room benefits from a dual aspect, with an adjoining utility/lobby area offering garden access.

Upstairs, you will find four well-sized bedrooms, including a master bedroom with bay window, a second comfortable double bedroom, two further bedrooms and a three-piece shower room.

Outside, the west-facing garden provides a peaceful retreat with a patio area and a lawn bordered by contemporary fencing.

A long driveway alongside the house offers off-street parking for multiple vehicles, leading to a garage at the rear.

Offered with no onward chain.

Location

Henleaze is a suburban gem with good quality housing largely developed 1920s a, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Henleaze Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and superb convenience.

Schools

Henleaze Junior School approx. 0.3 miles

Bishop Road Primary School approx. 0.7 miles

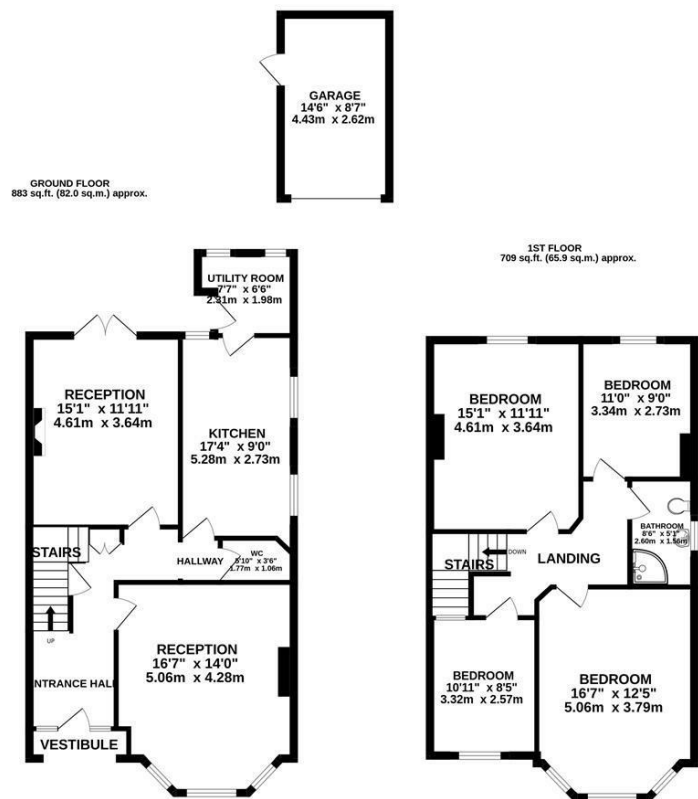
Elmlea Junior School approx. 0.8 miles

Westbury Park School approx. 0.9 miles

Bristol Free School approx. 0.9 miles

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: 1592 sq.ft. (147.9 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 classic 1930's residence offering four generous bedrooms
- Substantial, west-facing garden
- Off-street parking and garage
- Retaining a wealth of original detailing, including entrance hallway with panelling and parquet flooring
- Scope to extend substantially
- In need of modernising throughout
- Potential to be a fabulous family home
- No onward chain

Guide Price: £765,000

Tenure: Freehold

Council Tax Band: F

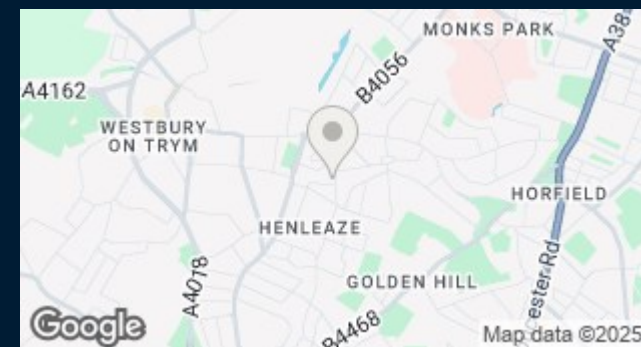
EPC Rating: D

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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