



MAGGS
& ALLEN

28 ELMGROVE ROAD
REDLAND, BRISTOL, BS6 6AJ
Guide Price £1,100,000

Retaining a wealth of stunning original detailing throughout comes this late-Victorian semi-detached residence with garage, off-street parking and south-west facing rear garden.

Approach

Access via steps to front, and additionally via side access gate leading to rear garden.

Hall Floor

You enter the hallway via the original front door which retains its original detailing including beautiful knocker. As with much of the property, the hallway retains a raft of original detailing including cornicing, high ceilings, staircase and period doors to the principle rooms.

A sizeable bay-fronted reception room is perhaps the highlight of this level; with picture rail, cornicing, ceiling rose and fireplace all retained as well as exposed floorboards. Sat adjacent is the kitchen/diner - in turn providing access to the utility rooms - and at the rear of the property is a second/third reception room with original detailing featuring, and providing access to to the rear garden.

Completing this level are: A doorway beneath the staircase leads to the basement and garage, and WC to the rear of the property.

First Floor

Ascending to the first floor, you will find three bedrooms, each of which are sizeable double rooms including two with bay windows and original features retained throughout. The master bedroom features an ensuite shower room, and this level also feature a WC.

The beautifully crafted original staircase again features on this level, and in turn leads to;

Second Floor

Featuring three further, sizeable double bedrooms, and a shower room comprising shower enclosure, WC and basin.

Externally

To the rear is a low-maintenance garden, benefitting from a south-facing aspect. To the front there is driveway parking.

Basement/Garage

The property has the rare benefit of an integral garage which comfortably accommodates a modern vehicle, and adjacent is a useful storage space / workshop.

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, whilst neighbouring Westbury Park - on its doorstep - offers an array of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

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

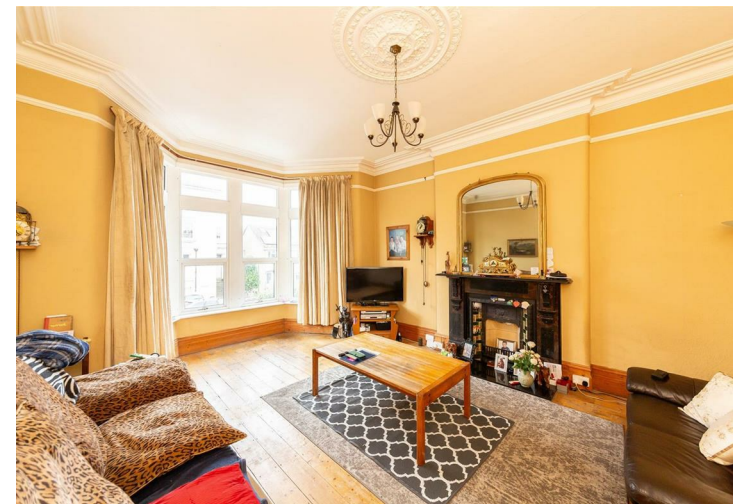
Cotham Gardens Primary School - Distance: 0.05 miles

E-Act Montpelier High School - Distance: 0.28 miles

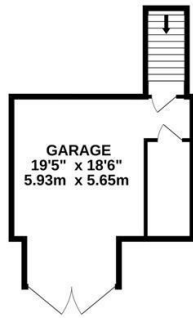
Cotham School - Distance: 0.29 miles

Redland Green School - Distance: 0.5 miles

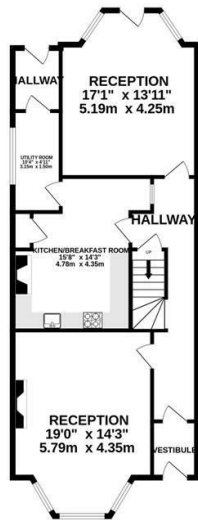
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



BASEMENT
355 sq.ft. (33.0 sq.m.) approx.



GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



2ND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 2896 sq.ft. (269.0 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 substantial late-Victorian property occupying an elevated position
- Six double bedrooms
- Integral garage and off-street parking
- Private, southerly-facing garden
- In the catchment area for highly regarded schools
- Two reception rooms plus kitchen/breakfast room
- An abundance of original features retained throughout
- An ideal opportunity to personalise and update

Guide Price: £1,100,000

Tenure: Freehold

Council Tax Band: F

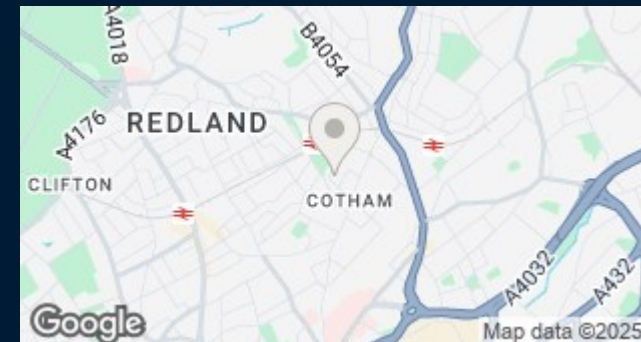
EPC Rating: F

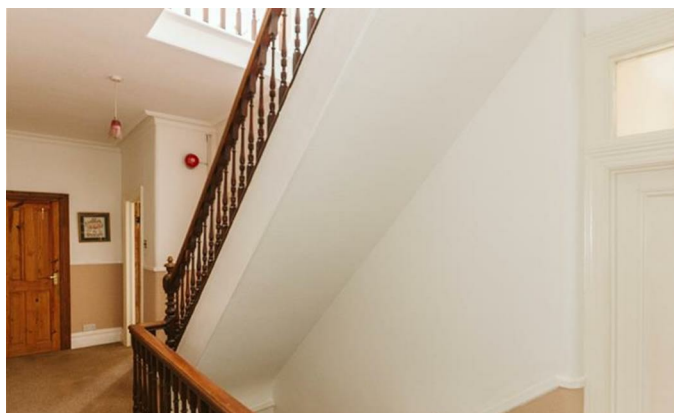
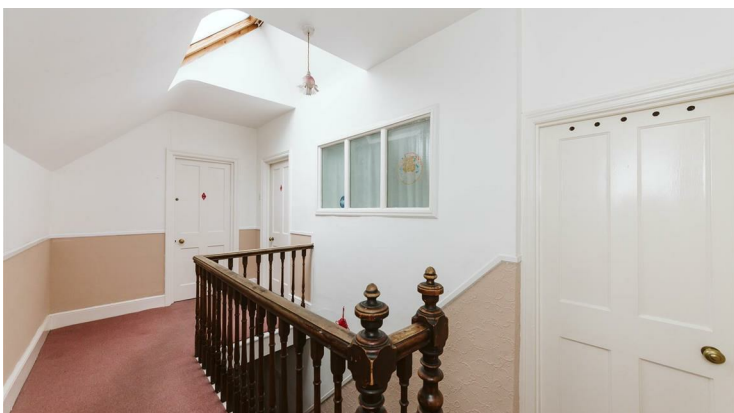
Local Authority: Bristol City Council

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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