



MAGGS
& ALLEN

24 HILL GROVE
HENLEAZE, BRISTOL, BS9 4RJ
£860,000

A superb, generously proportioned (approx. 1948 sq.ft.) 1930s five-bedroom residence, with garage and off-street parking. Located in the neighbourly area of Henleaze and offering wonderful far-reaching views of the surrounds.

Ground Floor

A welcoming hallway with period doorway retains the original staircase, and features understairs storage. From here is access to each of the principle rooms and study.

A well-proportioned bay-windowed room is located at the front of the property, and features a fireplace to the far wall and coving.

Sat behind here is a second reception, in turn leading to a dining room with direct access to the garden. This forms part of a substantial extension, leading into a well-appointed kitchen/breakfast room equipped with integrated appliances and garden views. A dedicated study, accessible from both the hallway and kitchen, provides a functional workspace.

First Floor

Ascending to the first floor, the landing, characterised by feature leaded windows, grants access to five bedrooms, including a master bedroom with an en suite bathroom, and a family bathroom.

To the front is a sizeable double bedroom with large bay window, offering tremendous views over Henleaze. Adjacent is a single bedroom ideal as a study or a children's bedroom.

Three further bedrooms feature, all of which are doubles and including a master with en suite shower room with garden views to rear.

A family bathroom fitted with a three-piece suite including WC, basin and shower-over-bath complete the first floor.

Externally

Externally, the front garden provides a lovely approach, whilst the meticulously maintained rear garden incorporates two lawn areas, two patio areas, and a brick-built storage shed. Driveway parking, inclusive of an electric vehicle charging point, and an attached garage with an electrically operated door, power, and lighting, complete this fabulous property.



Location

The property is positioned on a sought-after thoroughfare, in close proximity to Henleaze Infant & Primary School and the amenities of the High Street.

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

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 - Distance: 0.4 miles

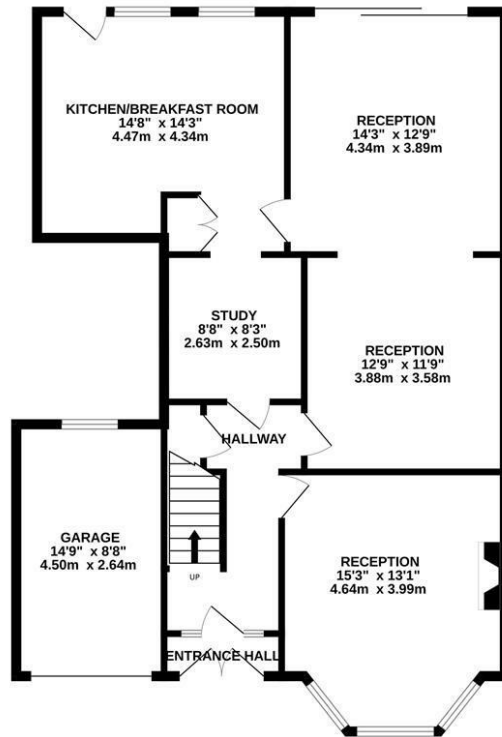
Horfield Church of England Primary School - Distance: 0.43 miles

Redmaids' High School - Distance: 0.51 miles

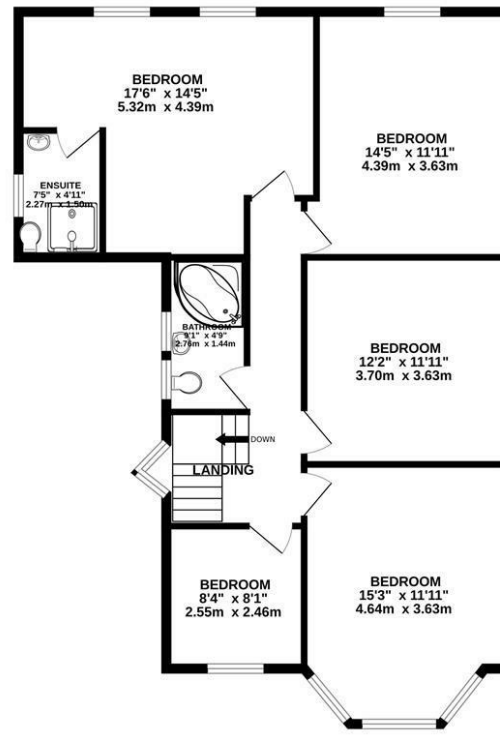
Bristol Free School - Distance: 0.93 miles



GROUND FLOOR
1025 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
922 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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 superb and sizeable (approx 1948 sq.ft.) five-bedroom residence
- Three reception rooms
- Mature, well-appointed gardens to front and rear
- Secure garage with off-street parking and EV charging point
- Retaining a host of original detailing throughout
- Five bedrooms comprising four doubles and one single
- A much sought-after location
- Elevated views over the local area

Guide Price: £860,000

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.

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