



MAGGS  
& ALLEN

16 METFORD GROVE  
REDLAND, BRISTOL, BS6 7LG  
£725,000



Featuring a deceptively large rear garden and substantially extended accommodation, comes this wonderful four-bedroom family home on the borders of Redland and Westbury Park - located on a quiet cul-de-sac in the Redland Green School catchment.

### Ground Floor

Entering through the original front door, you will be greeted by a welcoming entrance hallway providing access to the principle rooms and retaining original staircase and meter cupboards.

The front reception room benefits from a wide, deep bay with uPVC windows overlooking the front garden. Decorated neutrally, a focal point is by way of a chimney breast with gas fireplace. Further features include picture rails and original doorway.

Sat behind this room is an expansive lounge with bi-fold doors leading to the rear patio and garden, and glazing on two aspects ensure this is a light-filled space. Good quality wood flooring complements the neutral décor and original doorway retained.

Completing the ground floor is the kitchen/breakfast room. Extended by the current owners to create a breakfast area with access to garden, it is fitted with a range of matching base and wall-mounted units and good quality hard-wearing Amtico flooring. Also located here is the boiler, located in a built-in storage cupboard.

### First Floor

Ascending to the first floor landing, you will find four bedrooms and the family bathroom.

Two of these bedrooms are large doubles; a master room with in-built storage to the front of the property, and to the rear is bedroom two - offering wonderful views of the local area and garden below. A study - which could be utilised as a guest room or cot room - sits adjacent to the master, whilst bedroom four occupies the upper level of the extension.

The family bathroom is fitted with a three-piece matching suite, comprising a WC, shower-over-bath and basin.



## Externally

Located at the end of a quiet cul-de-sac, the approach to the property is through a well-kept front garden, additionally offering side access to the rear garden. A porch with tessellated flooring leads to pretty front door - believed to be original.

Perhaps the highlight of the property is the rear garden. Measuring approx. 168 sqm (1808 sq.ft), this is a deceptively large space that as a result benefits from plentiful sun through the day. A suitably positioned raised decked area to the rear of the garden has been fitted to benefit from the evening sun. The garden is split between a bordered lawn with mature shrubs and a patio accessible from the lounge and kitchen/breakfast room. You will also find located here a summer house (with power), shed and greenhouse.

Although the property has been extended by the current owners, the superb garden size provides scope for further extensions (subject to permissions).

## Vendor's Comments

"The house is situated on a quiet, peaceful street, which has been a genuinely lovely place to live. We've been here for 27 years, and many of our neighbours have been here even longer, which speaks to the strong sense of community. We have an annual street BBQ in the cul-de-sac, which is always a nice way to get together. Plus, it's a really convenient location for local amenities."

## Location

Redland is a highly desirable and sought after position, with a wide range of amenities on Gloucester Road, Henleaze Road and Clifton. The open spaces of the Durdham Downs and Redland Green is popular with dog walkers, as well as sporting events and various festivals held throughout the year. The property is situated a couple minutes walk away from Westbury Park Primary School, and is currently within the area of first priority for Redland Green Secondary School. Public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway, but locally there are coffee shops, a Waitrose supermarket and a cinema. Redland strikes a perfect balance between a peaceful residential enclave and the convenience of urban living, making it a sought-after and delightful part of Bristol.

## Local Schools

Redland Green School approx. 0.2 miles

Westbury Park School approx. 0.2 miles

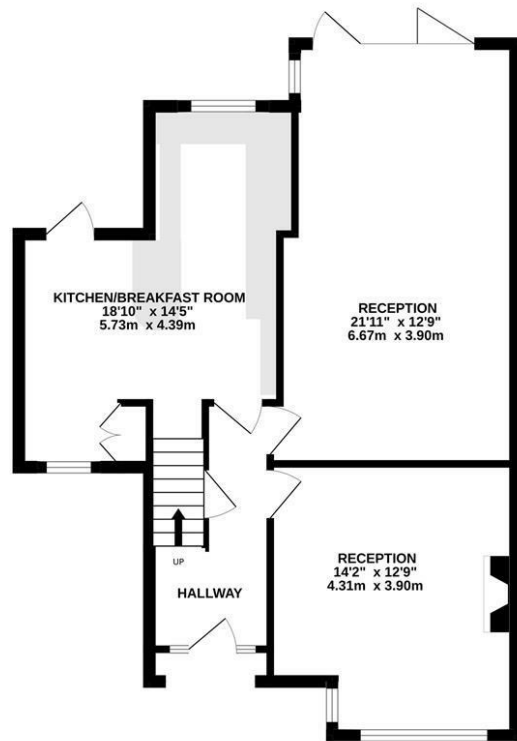
St Bonaventure's Catholic Primary School approx. 0.4 miles

Henleaze Junior School approx. 0.5 miles

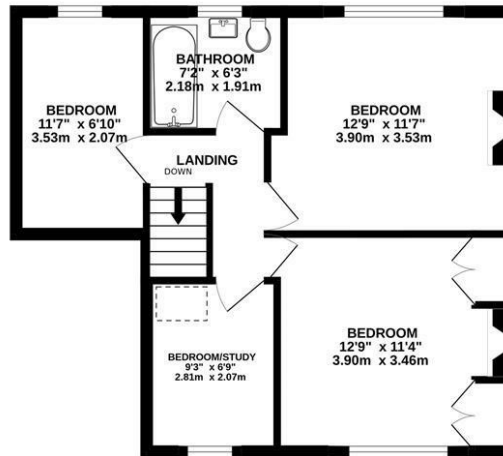




**GROUND FLOOR**  
714 sq.ft. (66.3 sq.m.) approx.



**1ST FLOOR**  
509 sq.ft. (47.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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.  
Made with Metropix 5/2025



- Fabulous rear garden split across lawn, borders and patio
- Substantially extended accommodation
- Four bedrooms
- Open-plan lounge with direct access to the garden
- Separate dining room and kitchen/breakfast room
- A wealth of original detailing retained
- In good order throughout with neutral decor
- Redland Green School catchment
- A quiet cul-de-sac location

**Guide Price:** £725,000

**Tenure:** Freehold

**Council Tax Band:** D

**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.

**MAGGS  
& ALLEN**







60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.