



MAGGS
& ALLEN

69 MAPLE ROAD
BISHOPSTON, BRISTOL, BS7 8RE
£785,000

A rare opportunity to purchase a spacious (approx. 1868 sq.ft) Victorian four-bedroom end-terrace with integral garage, off-street parking and three reception rooms. Located in a lovely spot close to Gloucester Road and backing onto Horfield Common.

Description

Welcomed to the market for the first time in over 40 years, this has been a much-loved home where the owners raised their family.

As you enter the property, there is a spacious hallway with wooden flooring throughout, under stairs storage and downstairs WC. The front reception room has a new double-glazed timber bay window which provides plenty of natural light and a working fireplace. The second reception room is currently used as an office with original cupboards and leads onto the utility room.

There is a modern 'Wren' kitchen with integrated appliances including a fridge freezer and dishwasher and granite work surfaces. Leading off from the kitchen is an extension to the side, which has a bespoke wooden exterior and provides a third reception room, currently used as the dining room. There is also access to the rear garden, as well as an internal garage, which offers plenty of extra storage and has power.

The first floor comprises of four double bedrooms, the master is located at the front of the property and benefits from a new double glazed timber bay windows. The further three bedrooms are well proportioned and the front & middle bedrooms have original fireplaces. There is a good-sized family bathroom with a bath and shower over. Additional benefits include another shower room and a roof terrace above the extension which enjoys sunny views overlooking the garden.

The property benefits from a tiered, well-kept rear garden which backs onto Horfield Common. There is a patio area as you exit the kitchen and has steps leading up to the laid lawn. There is another patio/sitting area at the rear of the garden, as well as a gate opening directly onto the Common.

To the front of the property, there is a driveway offering parking for one car, which in turn leads to the garage door.

Schools

Ashley Down Primary School approx. 0.47km

Bishop Road Primary School approx. 0.47km

St Bonaventure's Catholic Primary School approx. 0.80km



Location

69 Maple Road backs on to Horfield Common which has a vibrant community Café, award winning gardens, sauna, and regular family events and activities.

This is all set within Bishopston, one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

For families, Bishopston offers excellent schools such as Bishop Road Primary.

Lease Information

We have been advised that the property is on a 1000 year lease with approx. 880 years remaining.



Maple Road, Bristol, BS78RE
 Approx. Area 1868.70 Sq.Ft - 173.60 Sq.M



For illustrative purposes only. Not to scale.
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor plan produced by Energy Plus.



- A smartly-presented Victorian end-terrace residence
- Lovely rear garden, with rear access onto Horfield Common
- Integral garage and off-street parking
- Four-bedrooms
- Three reception rooms
- Recently re-decorated internally and externally
- An extremely popular location close to Gloucester Road
- Two bathrooms, plus a ground floor WC
- Roof terrace offering tremendous views

Guide Price: £785,000

Tenure: Leasehold

Council Tax Band: C

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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60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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