



MAGGS
& ALLEN

12 BIBURY CRESCENT
HENLEAZE, BRISTOL, BS9 4PW
Price Guide £850,000

A superb semi-detached, four-bedroom residence with garage and driveway parking boasting a stunning rear garden offering scope to further extend.

Approach

Approached via private frontage, comprising driveway leading to a secure garage, and low-maintenance front garden with mature shrubbery. The property boasts an attractive front elevation, retaining mock-Tudor façade to the upper level and painted render finish. The garage has been recently fitted with a new front door and offers access to the rear garden.

Ground Floor

The vestibule comprises a fully glazed door and dual aspect windows, allowing plentiful natural light into what is a welcoming hallway with a storage area beneath the staircase. The principle rooms are accessed from here, including a sizeable lounge to the front; a bay-windowed room with feature fireplace, picture rails, ornate ceiling rose and partially leaded windows to the front elevation overlooking the front garden.

Sat adjacent is the dining room, which comprises: period cornicing and ceiling rose, feature fireplace, picture rails, and French doors leading to the patio area to rear.

The kitchen/breakfast room is fitted with wood effect flooring, matching beige base and wall-mounted units with tiles to match, accommodates a breakfast table comfortably. From here can also be found access to the patio area, and in turn to the garden.

First Floor

The first floor landing benefits from plentiful natural thanks to a window on the staircase, and provides access to the bathroom and three bedrooms.

The master bedroom retains the original fireplace surround, picture rails, and large bay window (partially leaded) and comfortably accommodates a king size bed. Further benefits include built-in wardrobes adjacent to the chimney breast.

Bedroom two sits at the rear of this level and boasts two built-in storage cupboards, picture rails, and a suitably sized window overlooking what is a fabulous private rear garden. Bedroom three is an ideal room for a home office, or child's bedroom.

Completing this level is the three-piece bathroom, comprising: shower-over-bath, WC and hand wash basin.



Second Floor

A staircase leading to the second floor is also blessed with natural light thanks to a window in the dormer, and leads into the fourth bedroom - a comfortable double room with good storage options to the eaves.

Rear Garden

A real highlight of the property, the rear garden has been meticulously cared for by the owner and comprises an array of mature shrubs and trees including beautiful flowering cherries.

The garden is divided into four areas; a patio directly accessed from the garden that circles round to a hard-standing is an ideal space for barbecues. This leads to the main garden area, with a trellis in turn leading to the picnic area and a lawned area at the very rear of the garden - this is a low-maintenance area with large trees providing a sense of privacy and quiet.

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

Horfield Church of England Primary School - Distance: 0.21 miles

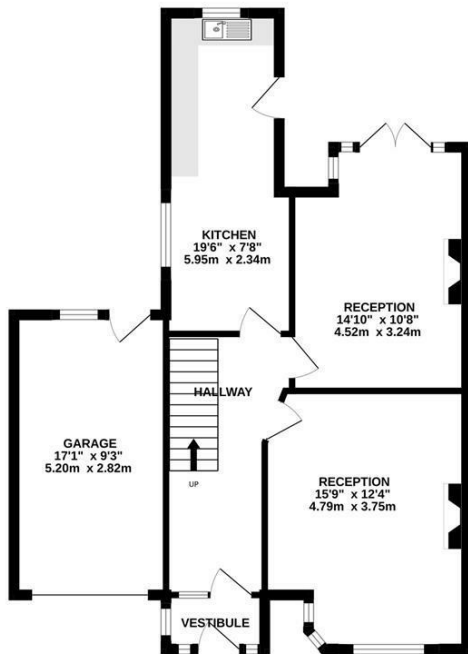
Henleaze Junior School - Distance: 0.58 miles

Orchard School Bristol - Distance: 0.9 miles

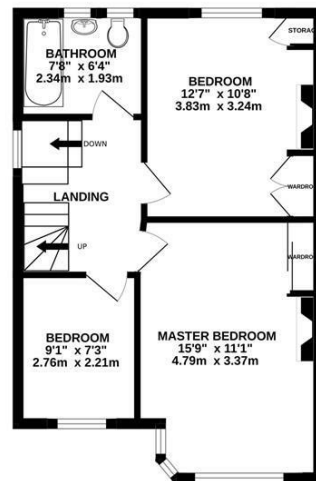
Bristol Free School - Distance: 0.96 miles



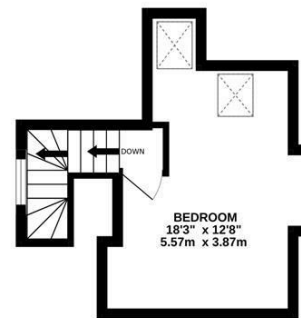
GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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- An attractive four-bedroom family home
- Driveway parking and secure garage
- Mature rear garden providing scope to substantially extend the property
- Three double bedrooms plus one single
- Located in a very popular area
- Ideal family home
- Some attractive original features retained

Guide Price: £850,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: E

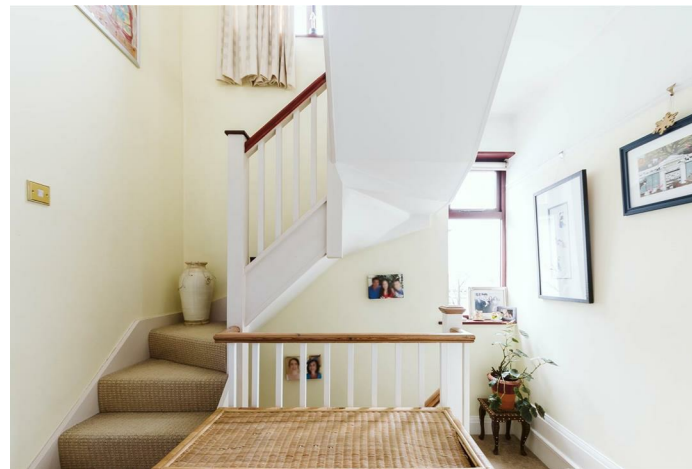
Local Authority: Bristol City Council

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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