



MAGGS  
& ALLEN

21 FALLODON WAY  
HENLEAZE, BRISTOL, BS9 4HT  
£825,000



A substantial (approx. 1900 sq.ft). three/four-bedroom detached residence offering flexible accommodation, excellent lateral living spaces and off-street parking. Offered with no onward chain.

### Ground Floor

Measuring in excess of 1300 sq.ft., the ground floor boasts a substantial footprint that is flexible in its layout, providing an option to enjoy living entirely on the ground floor.

Entering into the hallway, to the right is an open-plan lounge/diner with a bay window offering a sunny aspect to the front elevation, and to the rear, patio doors leading to the garden.

Situated conveniently adjacent to the dining area, the kitchen is fully fitted, offering a range of matching base and wall-mounted shaker style cream units with wood effect worktops, and with space for appliances. Dual aspect windows ensure plentiful natural light floods the space.

To the left from the hallway is a bay-fronted bedroom with en suite shower room with three-piece suite comprising a shower enclosure, WC and basin.

Completing the ground floor and occupying a substantial extension to the rear elevation of the property, is a third reception room, with dual aspect outlooks onto the garden and patio. There also three storage cupboards to be found on this level.

### First Floor

Ascending to the first floor you will find two double bedrooms, both of which are a good size; a three-piece bathroom with WC, basin and bath; and completing this level is another room that is currently used as a home office/study.

### Externally

Approached from Fallodon Way, there is off-street parking for multiple vehicles at the front of the property, with pretty raised beds containing a range of mature shrubs. Side access features on both sides lead to the rear garden, as well as a handy side door.

The rear garden is divided between a lawn and patio, and its entirely level nature and sunny aspect late-afternoon make it a real feature, with French doors from both reception rooms providing access. Bordered by gardens on three sides, this is a very quiet spot to be enjoyed.

Further benefits include uPVC double glazing throughout and fitted solar panels.



## Location

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.

## Vendor's Comments

"This Henleaze house has level access and it's really quiet, which is lovely. It's super handy for families too – there's a playground just a 2-minute walk away for the kids or grandkids. You're also only 2 minutes on foot from the doctor's surgery, and just a short walk to Waitrose and all the shops on Henleaze Road. Downstairs, there's a big back room that's great for family time and having people over."

## Schools

Henleaze Junior School - Distance: 0.22 miles

St Ursula's Academy - Distance: 0.36 miles

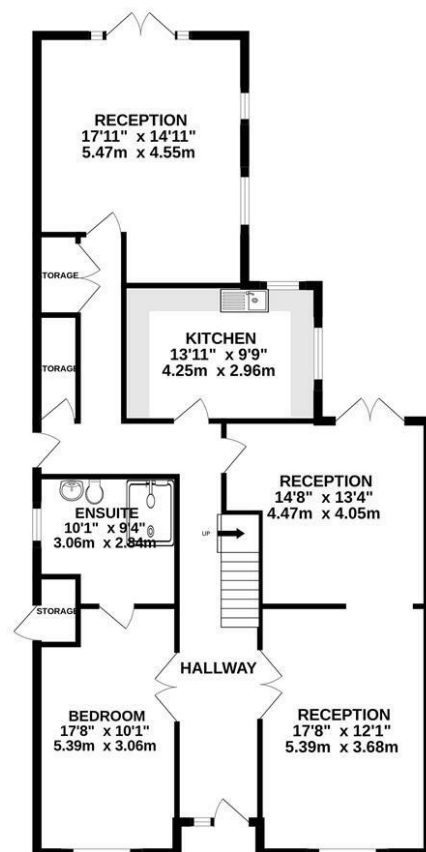
Westbury Park School - Distance: 0.44 miles

Redland Green School - Distance: 0.74 miles

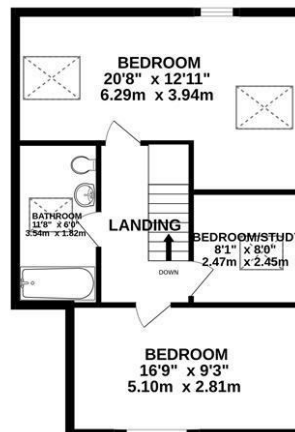




GROUND FLOOR  
1321 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1909 sq.ft. (177.4 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 (approx 1900 sq.ft.) three/four bedroom detached property
- Off-street parking for multiple vehicles
- Excellent lateral living spaces featuring three reception rooms plus separate kitchen
- Level and private rear garden
- In a superb location close to Henleaze Road high street
- Double glazed throughout
- Flexible accommodation
- Offered with no onward chain

**Guide Price:** £825,000

**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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