



MAGGS
& ALLEN



*** THREE BEDROOM HOUSE WITH LARGE GARDENS, PARKING AND DRIVEWAY - IDEAL FOR A FAMILY ***

Maggs and Allen are thrilled to offer this three-bedroom family home boasting an array of original features, occupying a generous corner plot with garage and off-street parking.

Entering into a wide hallway that features its original period panelling, you will be greeted by a sizeable, open-plan lounge/diner spanning the length of the property with bay window to front and views of the garden to the rear. The kitchen provides space for a breakfast table and is fitted with a range of base units and wall-mounted units. Under-stairs storage and a downstairs WC with a wash hand basin completes this ground floor level.

Ascending to the first floor a landing lit by plentiful natural light, you will find the three bedrooms, two comfortable double bedrooms with plentiful built-in storage, and a third bedroom which would make for a perfect children's bedroom or study. The bathroom and WC are split.

Externally there are stunning gardens on three sides of the property, and from the rear is access to the garage and the driveway.

We are flexible on the tenancy length the minimum tenancy length would be 6 months and the tenancy will not exceed 12 months.

The property is located in Henleaze, a suburban gem known for its diverse architecture, combining period homes and modern residences. The neighbourhood boasts a tranquil atmosphere, attracting families and professionals.

The bustling high street offers convenient access to shops and cafes, fostering a strong community spirit. Henleaze features green spaces like Henleaze Lake and Horfield Common, providing residents with outdoor leisure options. 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 urban accessibility.

Schools within close proximity:

Horfield Church of England Primary School - Distance: 0.16 miles

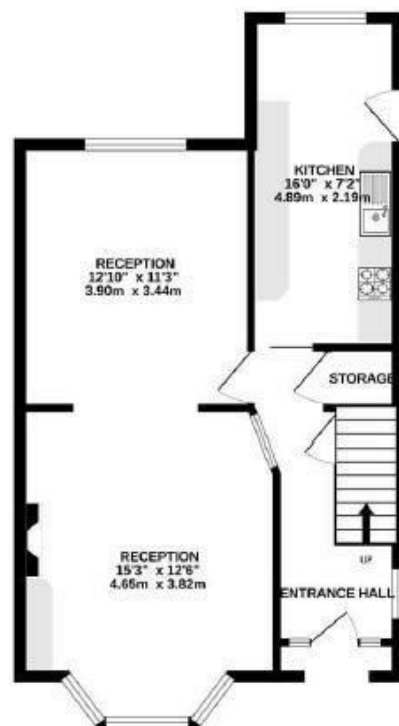
Henleaze Junior School - Distance: 0.63 miles

The property is available from November 2025.

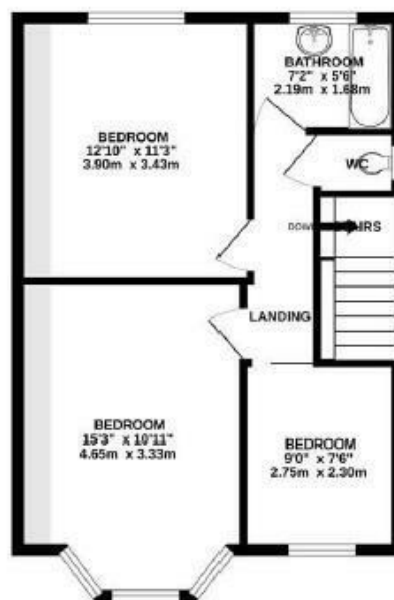


If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



- END TERRACE PROPERTY
- LARGE GARDENS
- GARAGE
- OPEN PLAN LIVING SPACE
- DRIVEWAY PARKING
- THREE BEDROOMS
- IDEAL FOR A FAMILY OR PROFESSIONAL COUPLE
- PET FRIENDLY
- TENANCY FOR 6 MONTHS
- AVAILABLE FROM NOVEMBER 2025

Guide Price: £1,650 PCM

Tenure:

Council Tax Band: D

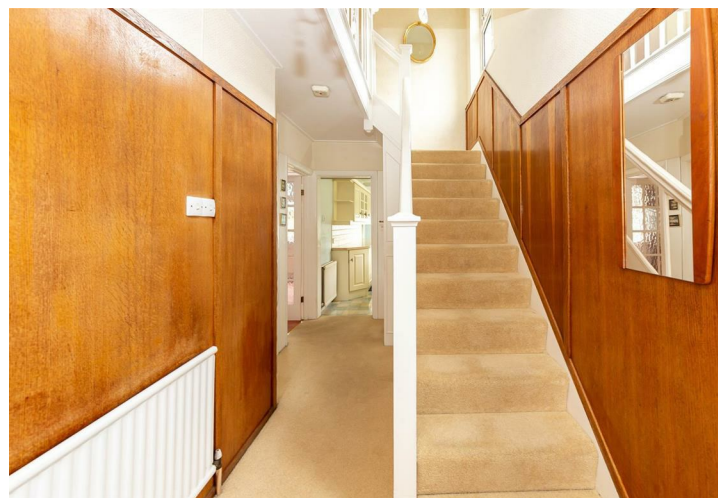
Local Authority: BRISTOL CITY COUNCIL

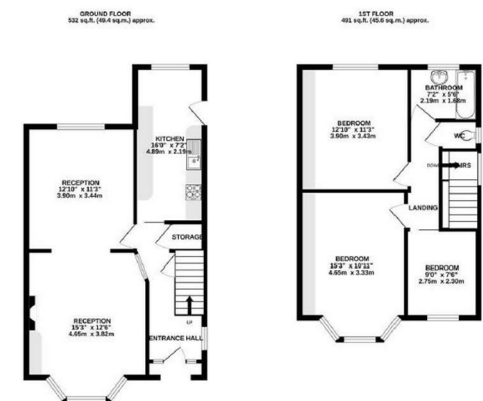
Vendors Onward Position:

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. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
0117 949 9000
www.maggsandallen.co.uk | lettings@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.