



MAGGS
& ALLEN

*** FAMILY HOME IN QUIET LOCATION CLOSE TO HENLEAZE ***

Maggs and Allen are pleased to offer this family home located adjacent to Badocks Wood nature reserve and close proximity to schools and amenities this deceptively spacious semi detached house offers an excellent base for a professional couple or small family.

Offered unfurnished the accommodation briefly comprises to the ground floor: entrance hall, large through lounge/diner with french doors to the rear garden, large fully fitted kitchen with appliances, utility area and handy cloakroom.

To the first floor there are two double bedrooms and a small home office together with a spacious family bathroom with corner bath and separate shower cubicle.

Further complemented by a good sized private rear garden, gas central heating, double glazing and driveway parking to the front for two vehicles.

The property is located just outside of Henleaze and close to Southmead Road and Hospital. Henleaze is 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 property is within close proximity to great amenities such as Henleaze Swimming Lake, Badocks Wood Local Nature Reserve and a David Lloyd Club.

The bustling Henleaze 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.

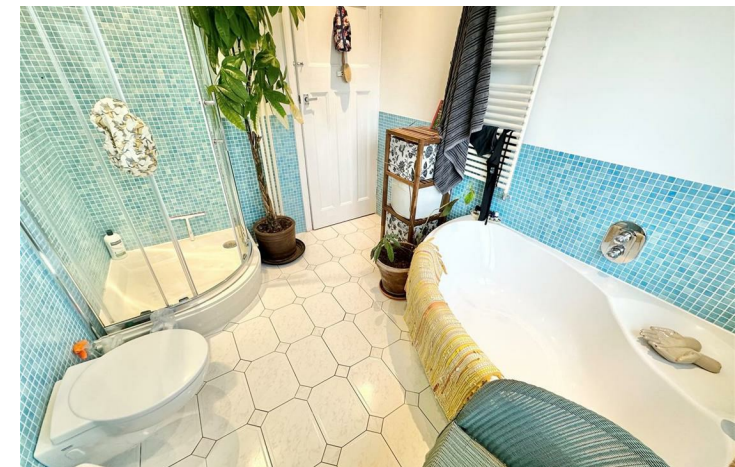
The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and urban accessibility. Being close to Southmead Hospital is ideal for anyone working there or close by.

Schools:

Redmaids' High School - Distance: 0.53 miles
 Henleaze Junior School - Distance: 0.85 miles
 E-Act St Ursula's Academy - Distance: 0.71 miles
 Badminton School - Distance: 0.91 miles

The property will be available January 2025.

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





- QUIET LOCATION
- SEMI DETACHED HOME
- CLOSE TO SOUTHMEAD HOSPITAL AND HENLEAZE
- TWO BEDROOMS AND A SMALL OFFICE
- DRIVEWAY PARKING FOR TWO CARS
- LARGE FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A FAMILY OR COUPLE
- AVAILABLE JANUARY 2025

Guide Price: £1,600 PCM

Tenure:

Council Tax Band: C

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.





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