



MAGGS  
& ALLEN

30 CAVENDISH ROAD  
HENLEAZE, BRISTOL, BS9 4EA  
£825,000



A handsome Edwardian semi-detached property with off-street parking, located moments from Henleaze Road High Street and The Downs. An excellent opportunity to fully refurbish to create a fabulous family home, and offered with no onward chain.

### Approach

The property boasts an attractive façade, featuring double bay windows and a front-facing balcony. A mature Wisteria adds to its charm, beautifully adorning the front elevation. A paved driveway provides off-street parking for one vehicle and leads to the porch.

### Ground Floor

A timber frame porch, ideal for dry storage, provides access to both the front door and the rear garden.

Entering a grand and welcoming entrance hallway, it is clear a wealth of original detailing remains intact. While in need of a full refurbishment, these features would provide a beautiful canvas for modernisation. The hallway also includes a generous built-in cupboard to the far wall, with additional storage found under the stairs.

The front of the property houses two reception rooms. A large, bay-fronted lounge serves as the main reception room, featuring an ornate ceiling rose, corning, picture rails, and a feature fireplace. Adjacent is a smaller room, which would make an ideal snug or office.

To the rear of the ground floor are two more reception rooms. One boasts a large bay window overlooking the garden, while the adjacent space would make a perfect breakfast room with the kitchen leading off from here. The ground floor is completed by a three-piece bathroom with a bath, WC, and basin.

### First Floor

Accessed via a split-level landing, the first floor comprises four well-proportioned bedrooms and the main bathroom. A wealth of original detailing is retained throughout, including doors, architrave, ceiling roses, and corning.

The primary bedroom is a handsome, bay-windowed space that features a feature fireplace, large original sash windows, and attractive coving.

Adjacent is another double bedroom with a private balcony, which benefits from a south-westerly aspect ensuring it catches the sun throughout the afternoon.

Both bedrooms to the rear of the property are also double rooms, and they each feature original sash windows and fireplaces.

The first floor is completed by the main bathroom, which is fitted with a three-piece suite including a WC, bath with shower-over, and basin.

### Second Floor

Located on the upper level of a split landing, the fifth and final bedroom is a double room. It features a feature fireplace and a uPVC double glazed window to the rear.



### Rear Garden

Accessible both from the kitchen and the side porch, the garden is currently a low-maintenance space with mature trees to its border; there is clear scope to significantly improve and enhance the garden which benefits from sun through much of the day.

### 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.

### Schools

E-Act St Ursula's Academy - Distance: 0.16 miles

Badminton School - Distance: 0.21 miles

Elmlea Junior School - Distance: 0.35 miles

Redmaids' High School - Distance: 0.36 miles

Henleaze Junior School - Distance: 0.41 miles







**TOTAL FLOOR AREA : 2007 sq.ft. (186.5 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 handsome Edwardian semi-detached residence
- Off-street parking
- A wealth of attractive original features retained
- An excellent opportunity to sympathetically refurbish
- Superb location moments from Henleaze Road high street
- Four reception rooms
- Two bathrooms
- Five bedrooms
- Offered with no onward chain

**Guide Price:** £825,000

**Tenure:** Freehold

**Council Tax Band:**

**EPC Rating:** E

**Local Authority:** Bristol City Council

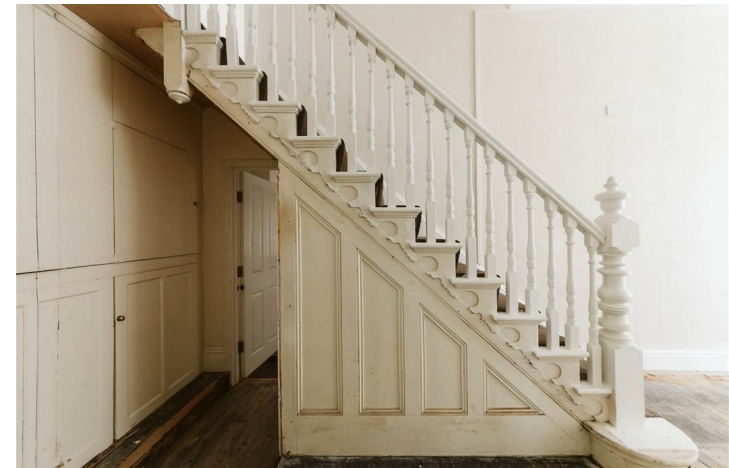
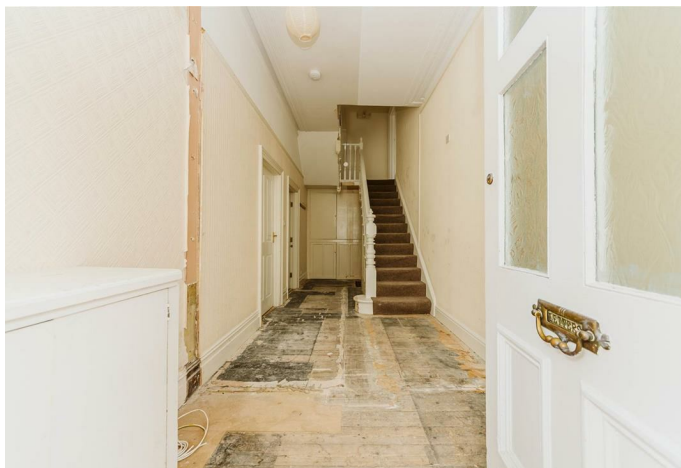
**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

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