



MAGGS  
& ALLEN

35 ROYAL VICTORIA PARK  
BRENTY, BRISTOL, BS10 6TD  
£500,000



A modern three-bedroom property with off-street parking, secure garage, two reception rooms and a private south-west facing garden.

## Summary

This impressive three-storey residence presents a blend of contemporary design and practical living, situated within a desirable cul-de-sac on a well-regarded development. Key features include sizeable naturally illuminated reception rooms, generously sized double bedrooms, an attractive rear garden, private off-street parking, and a garage.

The ground floor is designed for modern lifestyles, featuring an open-plan kitchen and family room that benefits from an exceptionally bright and airy ambience, enhanced by a striking double-height feature window. The well-appointed kitchen includes integrated appliances and ample work surfaces. A ground floor cloakroom with WC and internal access to the garage provide further convenience.

Ascending to the first floor, you will find a notable galleried lounge extending the entire depth of the property, benefiting from an impressive feature window and creating a wonderfully light and open living space. This level also accommodates two double bedrooms and the family bathroom comprising of a three-piece suite.

The upper floor provides a private suite comprising a substantial principal bedroom with its own en suite shower room. The integral garage offers secure parking and considerable potential for conversion into additional living accommodation, subject to obtaining the requisite planning consents.

## Location

Brentry is situated in the northern part of Bristol, offering easy access to both the city centre and the beautiful countryside of South Gloucestershire. It is well-connected to major roads and public transportation routes, making it convenient for commuting to work or exploring the surrounding areas.

Despite being close to the city centre, Brentry is surrounded by green spaces and parks, providing residents with opportunities for outdoor activities, leisurely walks, or simply enjoying nature. The nearby Blaise Castle Estate and Blaise Castle are popular destinations for locals and visitors alike. The nearby Cribbs Causeway offers a wide range of shops, restaurants, entertainment options, and leisure facilities, including a cinema and a bowling alley.

## Schools

Little Mead Primary Academy - Distance: 0.26 miles

Bristol Free School - Distance: 0.32 miles

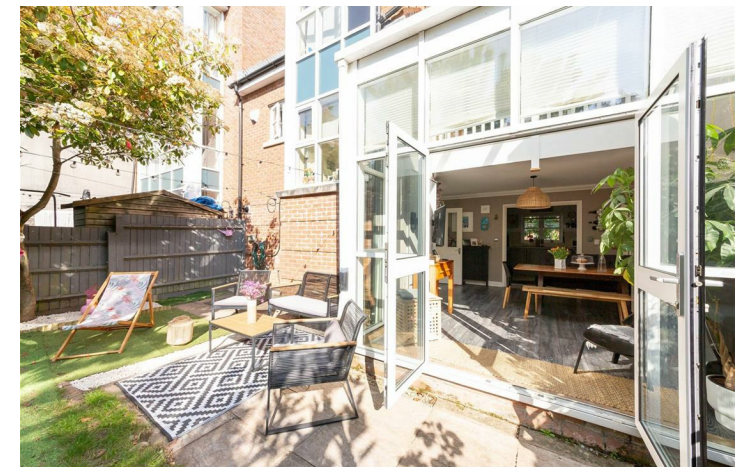
Brentry Primary School - Distance: 0.49 miles

## Vendor's Comments

"We have loved growing our family in this house, it has great space for kids to play and for adults to relax, and it is flooded with a lot of natural light thanks to the peculiar glass wall at the back of the house."

Being in a cul de sac has also a great benefit of being able to play outside, riding bikes without having to worry about cars or traffic, and the location feels very secluded and private. We also have a magnificent park just on our doorstep, people use this to walk their dogs or simply to relax immersed in nature. Walking to Westbury on Trym takes about 20 minutes, bus routes connect to city centre very easily in about 30 minutes."

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



- Modern three-bedroom
- Two reception rooms
- Secure, private garage and off-street parking for two cars
- Located in a popular, well-maintained development
- Plentiful green spaces in close proximity
- Well-located for major transport links
- Two bathrooms in addition to a ground floor WC
- Light and bright accommodation

**Guide Price:** £500,000

**Tenure:** Freehold

**Council Tax Band:** E

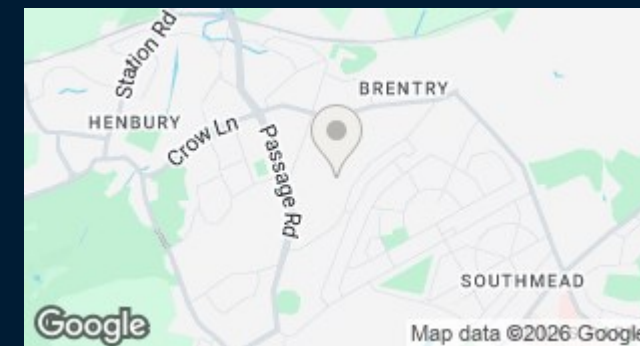
**EPC Rating:** C

**Local Authority:** Brisol City Council

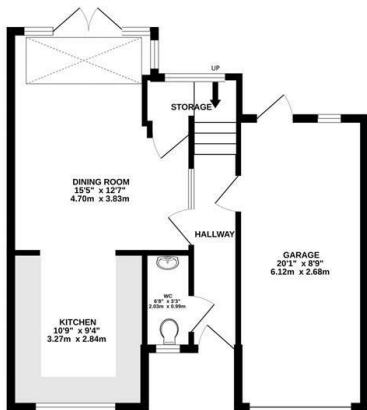
**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

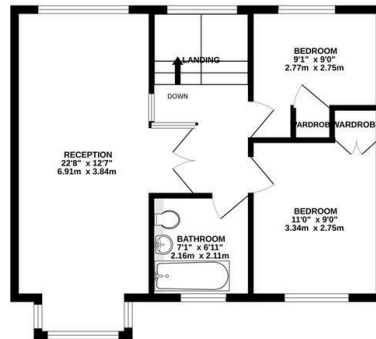
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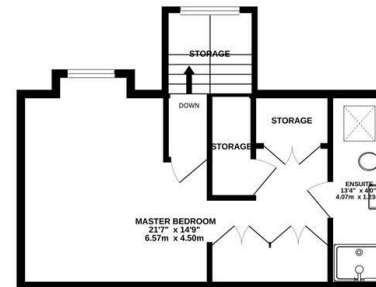
**GROUND FLOOR**  
545 sq.ft. (50.6 sq.m.) approx.



**1ST FLOOR**  
528 sq.ft. (49.0 sq.m.) approx.



**2ND FLOOR**  
385 sq.ft. (35.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1457 sq.ft. (135.3 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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