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142 CRANBROOK ROAD

REDLAND, BRISTOL, BS6 7DD

£825,000

An attractive semi-detached residence occupying a generous plot. Offering immense scope to create a quite superb family home arranged over approx. 2119 sq.ft. of internal accommodation, with off-street parking and a garage to rear. Offered to the market with no onward chain.

### Ground Floor

The vestibule is glazed on three sides, and is a convenient space for shoes and coats. This in turn leads to a welcoming hallway, with original black and white tessellated flooring and a useful storage cupboard.

The front reception room is the highlight of the ground floor, owing to its impressive proportions. A deep and wide bay window with attractive stained glass top lights allows for plentiful natural light, showcasing a most impressive art deco fireplace retaining ornate joinery and original tiled inlay. Further retained features include picture rails, skirting boards and architrave.

The second reception room also retains original picture rails, and a leaded glazed door with stain glass top lights ensures an attractive opening to the garden. A third reception room is currently in use as a bedroom, but would make for a lovely drawing room or breakfast room, being adjacent to the kitchen.

The kitchen is fitted with a range of wall-mounted units and leads to a lobby with utility cupboard adjacent, and providing access to the rear garden.

Completing the ground floor is a three-piece bathroom with bath, basin and WC.

### First Floor

The master bedroom offers similar dimensions to the reception room below, featuring a wide bay window with stained glass top lights, fireplace and corning.

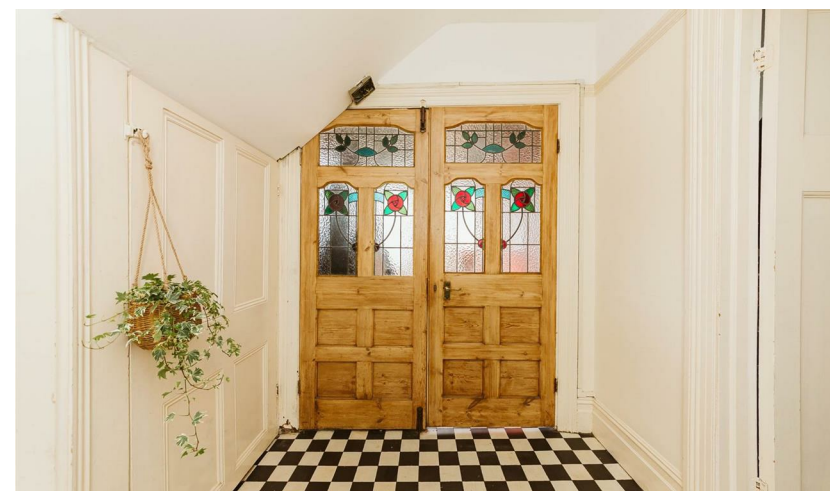
To the rear are three further rooms. two of which are currently in use as bedrooms. The third is currently a kitchen, but would make for a well-sized bedrooms, en suite or study.

The landing is flooded with natural light due to a large window retaining original and ornate stained glazing.

Completing the first floor is a four-piece bathroom and WC.

### Second Floor

The second floor is comprised of two double bedrooms that while in need of updating are both well-sized; the second of which has a rear-facing dormer window, an en suite and storage cupboard.



## Externally

Something of a rarity in the area, externally you will find a particularly large garage with a workshop area to the rear, and off-street parking to front. Both garage and workshop have separate access, both from the rear lane and the rear garden.

The gardens are predominantly laid to lawn on three sides, featuring a dwarf wall on two sides.

## Vendor's Comments

"This was our family home for many years, we were friends with so many of the neighbours. The large garden was great for our young children, and the location was ideal, to allow us to walk the Gloucester Road and also to schools and play groups. It is a beautiful house with lovely original features and large bright rooms."

## Schools

Redland Green School - Distance: 0.22 miles

St Bonaventure's Catholic Primary School - Distance: 0.25 miles

Bishop Road Primary School - Distance: 0.42 miles

Westbury Park School - Distance: 0.5 miles

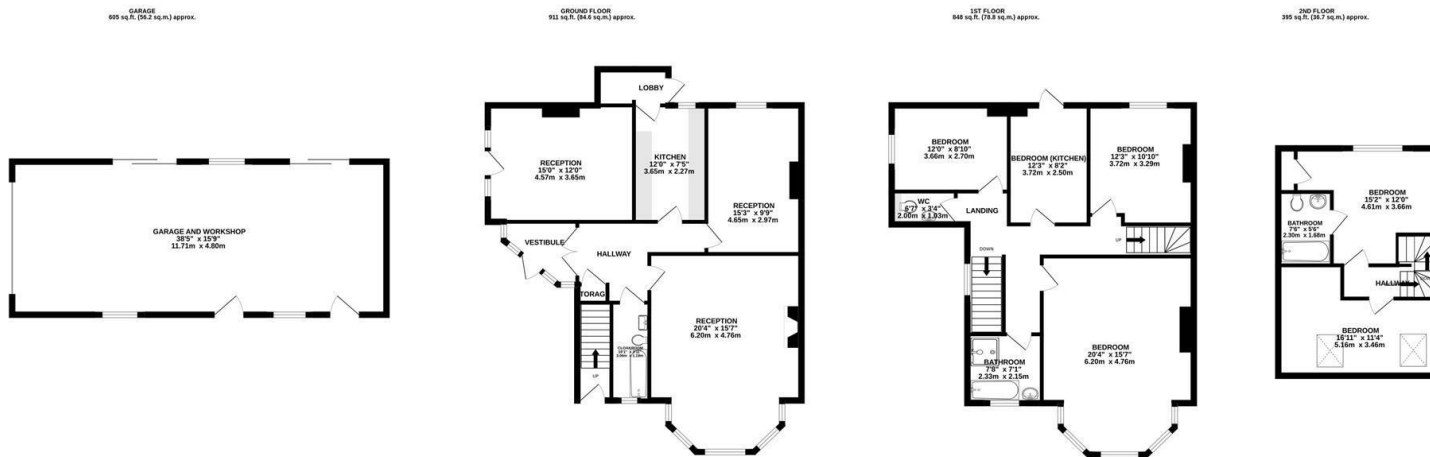
## Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers an selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

The cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is an academic hub within the city.





**TOTAL FLOOR AREA : 2759 sq.ft. (256.3 sq.m.) approx.**  
**FLOOR AREA EXCLUDING GARAGE: 2154 sq.ft.**

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 most attractive period building occupying a large corner plot
- Off-street parking, garage and workshop to rear
- Sizeable wraparound gardens
- Generous accommodation measuring approx 2119 sq.ft.
- Retaining attractive original detailing internally
- Redland Green School catchment area
- An opportunity to modernise and re-model to create a fabulous family home
- Offered with no onward chain
- Currently arranged as two flats; we are advised the property is on one title

**Guide Price:** £825,000

**Tenure:** Freehold

**Council Tax Band:** TBC

**EPC Rating:** C

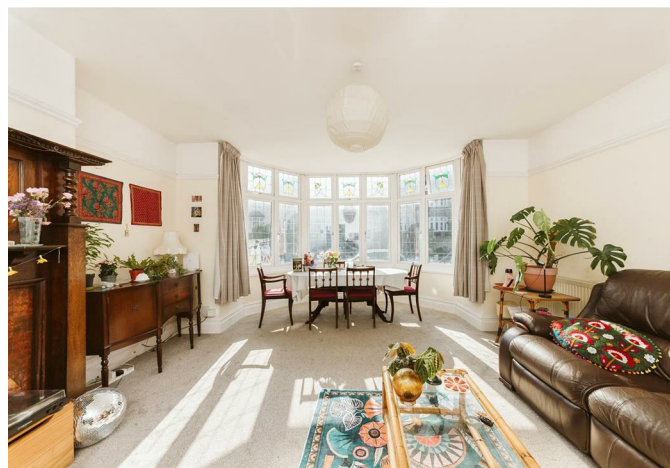
**Local Authority:** Bristol City Council

**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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