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& ALLEN

43 HILL VIEW

HENLEAZE, BRISTOL, BS9 4QE

Price Guide £860,000

A fine and substantial four-bedroom 1930s residence with off-street parking. Retaining an abundance of gorgeous period detailing throughout, complemented by modern fixtures and fittings.

Ground Floor

Upon entering, you are greeted by a grand entrance hall featuring beautiful Art Deco panelling and original wooden flooring through an attractive original doorway. This space is as practical as it is characterful, offering a downstairs WC, a dedicated storage cupboard ideal for shoes and coats, and additional under-stair space. A double glazed window to the side elevation ensures the space is flooded with natural light through much of the day.

The first reception room is flooded with light from a large bay window and features an original fire surround that boasts stunning Art Deco styling. As you will find through the property, the lounge seamlessly meshes the period detailing such as the fire surround, decorative ceiling beams, coving, doorway and picture rails with a modern colour palette and log burner.

Sat adjacent, the second reception room and kitchen have been combined to create a stunning open-plan space that makes for a superb family hub. The kitchen is fitted with a range of matching base and wall-mounted units, integrated electric hob, oven, microwave sink and drainer with white metro tiled splashbacks. A peninsula provides space for a breakfast bar/seating area. A dining area is located on the opposite side of the room, providing ample space for a six-seater dining table.

From the kitchen/diner there is direct access to an east-facing private terrace with garden views, and a smartly presented utility room that features a range of base units and space for appliances. Completing the ground floor is an under-stairs storage space accessible from the dining area.

First Floor

Ascending to the first floor via the stairwell with side elevation window inviting plentiful natural light, you will come to a wide and welcoming landing with a handy built-in storage cupboard. The first floor houses four well-sized bedrooms and two bathrooms.

Bedrooms one and two are excellent sizes; one of which has a recently fitted en-suite shower room and wide bay window to the front elevation, and the other offering elevated views from the rear with built-in wardrobes.

Bedrooms three and four and large singles/small doubles offering similar dimensions.

Completing the first floor is a very smartly presented, recently-fitted four-piece bathroom - comprised of a bath, WC, basin and walk-in shower enclosure.

Decoration throughout is immaculate and tastefully done.



Externally

The garden at 43 Hill View is a real highlight, having been meticulously developed over many years to create a beautiful space that wraps around three sides of the home. The front garden is neatly arranged with several raised beds and planters, while the side offers a large patio with two distinct seating areas and a pergola adorned with mature climbers.

Steps lead down to the rear portion of the garden, which is mainly laid to lawn and framed by a mix of fencing and shrub borders. This area also provides access to a sizeable cellar and store, offering excellent additional storage space. Rounding off the exterior is the practical addition of off-street parking.

Vendor's Comments

"The house is a wonderful family home and we spend a lot of our time in the kitchen diner cooking, eating and being together. The balcony is a lovely suntrap and we can see the kids playing the garden from there and the kitchen, this is lovely in the warmer months. The area is fantastic, the schools are fantastic (multiple primary school options and Bristol Free School catchment). Our neighbourhood community on Hill View is really close and helpful. We find the close access to Henleaze high street with its local shops amazingly convenient. With Quarry Park just down the road we are really spoilt for amenities for family life."

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

Henleaze Junior School - Distance: 0.36 miles

Redmaids' High School - Distance: 0.41 miles

St Ursula's Academy - Distance: 0.45 miles

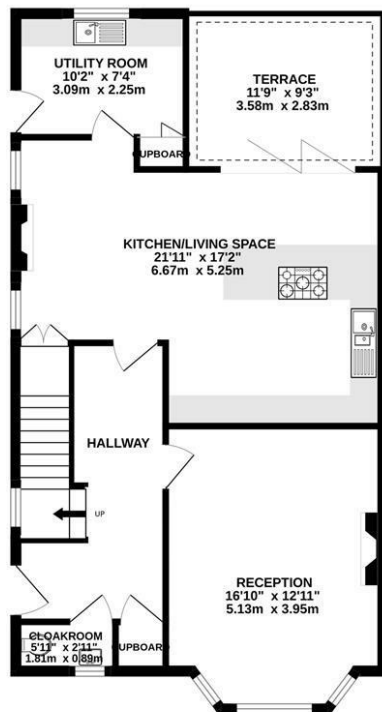
Horfield Church of England Primary School - Distance: 0.52 miles



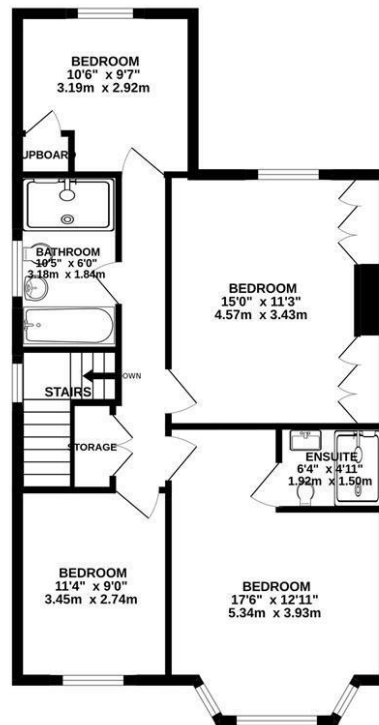
CELLAR
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.6 sq.m.) approx.

Floor Area Not Including Cellar: 1652 sq.ft. (153.6 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 beautifully presented family home
- Combining a wealth of attractive period features with modern colours, fixtures and fittings
- Sizeable reception rooms
- Four well-proportioned bedrooms
- Two bathrooms and a ground floor WC
- A wonderful, mature garden on three aspects
- An attractive property in a popular location
- Good schools in close proximity
- Impressive open-plan kitchen/diner to rear with direct access to a terrace
- Undercroft/cellar storage

Guide Price: £860,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

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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