



MAGGS
& ALLEN

7 GRANGE CLOSE NORTH

HENLEAZE, BRISTOL, BS9 4BY

£575,000

An outstandingly refurbished three-bedroom family home, offering open-plan living and a tremendous, south-westerly facing garden. Located on a quiet cul-de-sac close to Henleaze High Street and further benefitting from a private garage and off-street parking.

Offered with no onward chain.

Ground Floor

Entering the vestibule, you will find access to the living space and staircase ascending to the first floor.

Engineered oak flooring spans the entirety of the ground floor, seamlessly connecting a light and bright L-shaped kitchen-lounge/diner.

The lounge is smartly decorated in contemporary colours, with a feature fireplace providing a focal point and substantial under-stairs storage. This leads into the dining area, complete with a smart double column vertical radiator and double patio doors leading to the rear garden.

The kitchen is newly fitted and re-modelled, comprising matching base and wall-mounted units, quartz worktops and integrated appliances (washing machine, fridge/freezer, electric hob and electric oven/grill).

All windows and doors to the ground floor are modern uPVC double glazed units.

First Floor

The master bedroom is a comfortable double fitted with bespoke built-in wardrobes that span the near wall. Bedroom two - another double room - benefits from the outlook to the rear garden via a uPVC double glazed window, and again is decorated in contemporary colours and fitted with new carpet. The third bedroom is currently used as a home office, but equally would work well as a cot room.

Each of the bedrooms are fitted with modern uPVC double glazed windows and double column vertical radiators to continue the contemporary aesthetic.

The bathroom is fitted with a brand new suite that is contemporary yet distinctive in its aesthetic. Rust tiles to the walk-in shower enclosure are complimented by tiled walls, black and white tiled flooring and a sink with vanity unit.

Each of the rooms is accessed from what is a pleasant landing, blessed with natural light from the side elevation window, and from which there is access to loft via an integrated loft ladder.



Externally

The owners have remodelled the front and rear gardens. The front garden being low-maintenance with raised beds, a small lawned area, and path leading to the front door and handy external cupboard.

The rear garden makes the most of its favourable southerly aspect, bathed in sun through much of the day and without being particularly overlooked. French doors from the dining area lead directly to a sizeable patio that comfortably accommodates outdoor furniture, ideal for al fresco dining. The lawn has a flower border to one side, and to the other is a pathway running the majority of the length of the garden, leading to the rear portion through an archway. This area houses the garden shed and is laid with gravel.

The rear garden also benefits from side access.

The garage is detached from the property, benefits from mezzanine storage as required, with an off-street parking space in front.

Vendors' Comments

"We have loved living in this property and hope the next owners enjoy it just as much. It sits in a great location, with the local high street close by and easy bus routes or a short taxi ride into town. Gloucester Road is only a 30 minute walk, and the surrounding area offers plenty of shops, amenities and local attractions.

One of the things we have appreciated most is the garden. It is extremely quiet, private and free from overlooking, making it a perfect place to relax. With its south west facing garden, it enjoys just the right amount of sunshine throughout the day. Inside, the house has been designed with the character and comfort of a modern home, and it has been a wonderful place for us to live."

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, and major transport links – it is unsurprising that Henleaze continues to be one of the most sought-after areas to live.

Schools

Redmaids' High School - Distance: 0.08 miles

St Ursula's E-ACT Academy - Distance: 0.18 miles

Badminton School - Distance: 0.39 miles

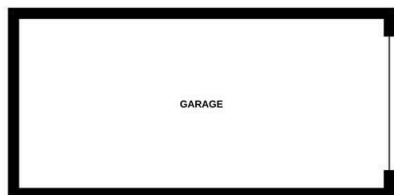
Westbury-On-Trym Church of England Academy - Distance: 0.41 miles

Henleaze Junior School - Distance: 0.51 miles

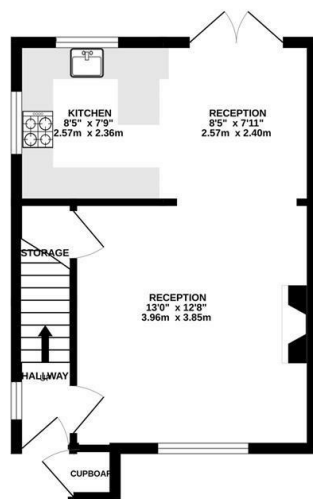
Elmlea Junior School - Distance: 0.52 miles



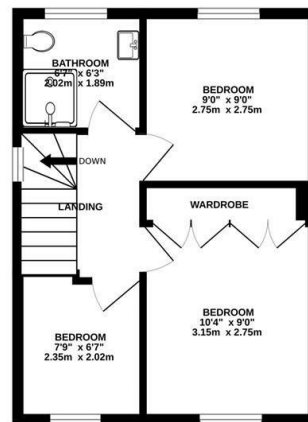
GARAGE
194 sq.ft. (18.0 sq.m.) approx.



GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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- Fully refurbished three-bedroom house in immaculate condition
- Driveway parking and garage
- A sizeable south-westerly facing garden
- Located on a quiet cul-de-sac
- Excellent schools, shops, cafes and restaurants in close proximity
- Offered with no onward chain
- Contemporary kitchen and bathroom
- An ideal first family home or downsize
- Open-plan living space
- Fully re-wired

Guide Price: £575,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

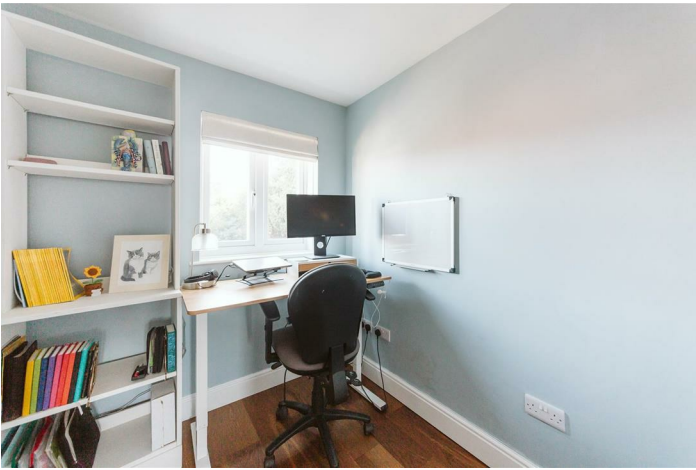
Local Authority: Bristol City council

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.

**MAGGS
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