



MAGGS  
& ALLEN

42 THE FURLONG  
HENLEAZE, BRISTOL, BS6 7TF  
£565,000

A modern, detached family home located towards the end of a quiet and popular cul-de-sac in Henleaze. Offering three bedrooms, a linked garage, off-street parking and a well-sized garden.

**Vendor's Comments**

"We absolutely love living at The Furlong. Our street is peaceful, with nice neighbours on all sides. Our colourful and natural garden is a highlight, and we regularly host friends and families for entertainment and play. So much of our life is within walking distance with our child's primary school, and sports clubs just a short stroll way. Our shopping routine is a breeze with big Tesco just a stone's throw away and we regularly take the short trip to Henleaze road for the library, the independent books store and the garden centre. Our family is growing and we have older parents, so we are looking to upsize close by. We have so many happy family memories and will be really miss the delightful location of The Furlong."

**Ground Floor**

Upon entering, you are greeted by a bright entrance hall, providing access to a ground floor WC and the sitting room.

The main reception room is a generously-sized, full-width living space with a square bay window to front and wood-effect flooring throughout. A staircase rises to the first floor, with useful fitted storage underneath.

An internal door gives way to the dining room, with sliding glass doors providing level access to the rear garden. An archway flows through to the kitchen; comprising a range of base and wall-mounted units with worktops, an integrated Neff oven, electric hob with extractor and a stainless steel sink. Further space is available for a free-standing fridge/freezer and washing machine.

**First Floor**

Ascending to the first floor landing, you will find three bedrooms, a family shower room and a handy storage cupboard.

Two of the bedrooms are sizeable doubles, with newly-fitted carpets and uPVC double glazed windows. The third bedroom is a well-sized single, and also benefits from new carpets as well as a pleasant view over the rear garden.

Completing the accommodation is a contemporary wet room, encompassing a toilet, sink and shower.



## Externally

Located at the head of the cul-de-sac, a driveway provides off-street parking for multiple vehicles. Adjacent sits a well-maintained front garden, with a pathway leading to the front door.

To the side of the house, a linked garage features a traditional up-and-over door to the front, a convenient rear access door, and additional storage capacity within the roof space.

The rear garden offers a private feel, is generously-sized and is primarily laid to lawn with a useful patio area accessed off the dining room.

## 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.

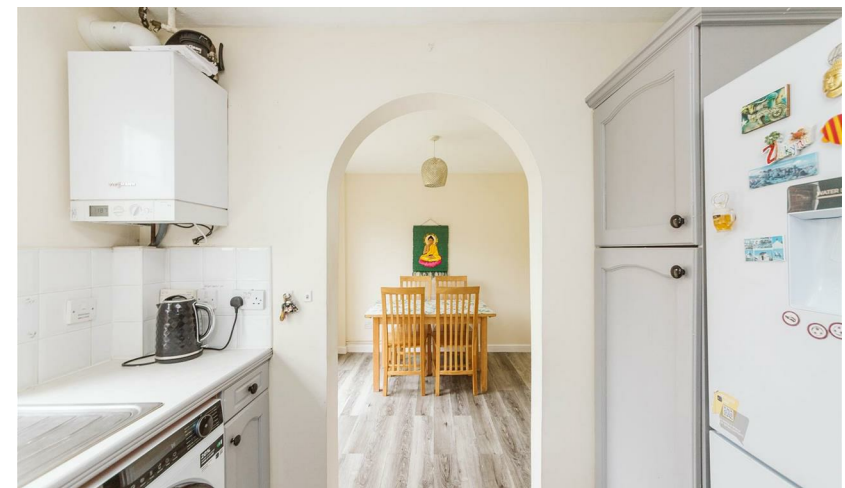
## Schools

Henleaze Junior School - Distance: 0.23 miles

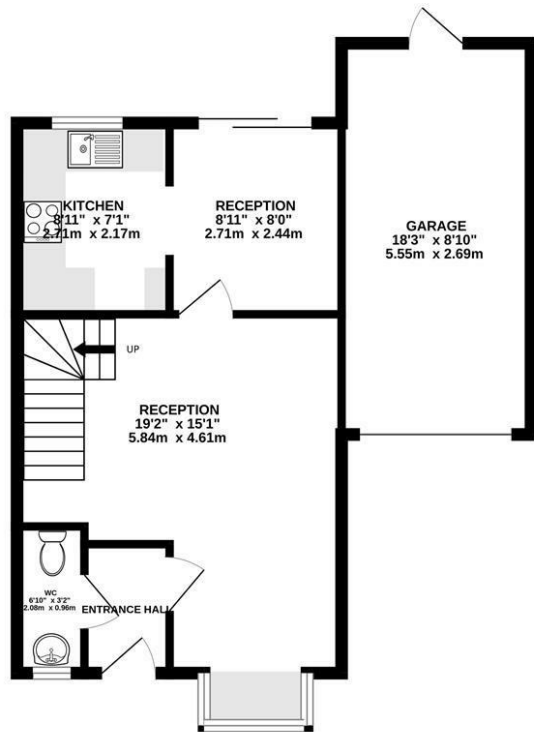
Bishop Road Primary School - Distance: 0.51 miles

St Bonaventure's Catholic Primary School - Distance: 0.52 miles

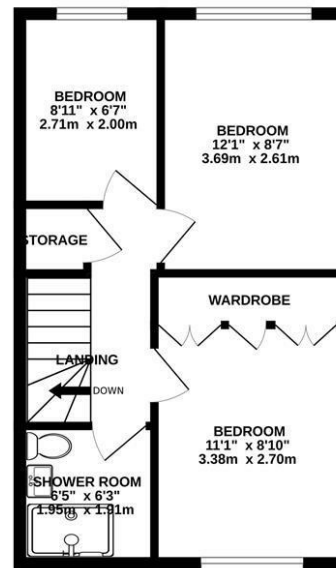
E-Act St Ursula's Academy - Distance: 0.62 miles



GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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 modern, detached family home located within a popular development
- Well-maintained and presented throughout
- Generous, private rear garden
- Three bedrooms
- Family wet room and ground floor WC
- Linked garage, plus a driveway providing off-street parking
- Highly-regarded schools in close proximity

Guide Price: £565,000

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.

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