



MAGGS  
& ALLEN

28 SYLVAN WAY  
SEA MILLS, BRISTOL, BS9 2LE  
£300,000

A three bedroom, semi-detached family home offering fantastic scope for modernisation. Sitting within a generous plot, the property boasts a large south-easterly facing garden, two reception rooms sizeable bedrooms. Offered to the market with no onward chain.

## Ground Floor

The front door opens into a central entrance hall, with a staircase rising to the first floor and doors to the reception rooms.

The main living space is a bright, double-aspect room spanning the length of the house and offering pleasant views over the garden and a brick-fronted fireplace. The kitchen is adjacent, and comprises a range of base and wall-mounted units with shaker-style fronts. Integrated appliances include an electric oven and grill, gas hob with extractor, and stainless steel sink with drainer. Access is available to a large understairs storage cupboard, and an external door provides access to the rear garden.

The second reception room sits next to the kitchen, and could be knocked through to create a larger, open-plan kitchen/dining area.

## First Floor

Ascending to the first floor landing, you will find three sizeable bedrooms and a wet room.

The main bedroom is a generous double and boasts two windows to the front aspect, as well as a range of fitted storage. The second bedroom is also a double with fitted wardrobes, and the third bedroom makes for an ideal large single room or home office/study.

Completing the first floor accommodation is a family wet room; encompassing a toilet, sink and shower.

## Externally

From Sylvan Way, an iron gate gives way to a leafy front garden, with a pathway leading to the front door and a side access gate to the rear.

The rear garden is deceptively large, south-easterly facing and offers fantastic potential. The space is home to a range of mature fruit trees, as well as a large patio ideal for entertaining.

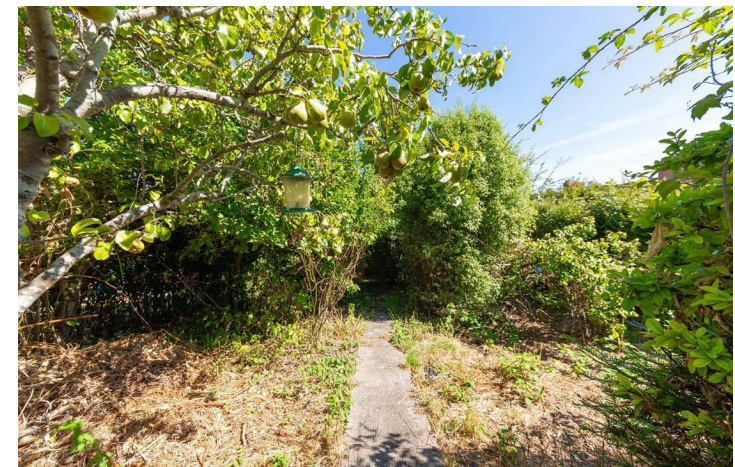
## Location

Sea Mills, in northwest Bristol, is a historically significant and well-connected neighbourhood. Beyond its historical roots, Sea Mills is characterized by a strong sense of community, featuring local events and initiatives that foster a friendly atmosphere. Nestled along the River Avon, residents enjoy picturesque waterfront views and green spaces. With convenient transportation links and a variety of local businesses, Sea Mills is a charming and accessible area.

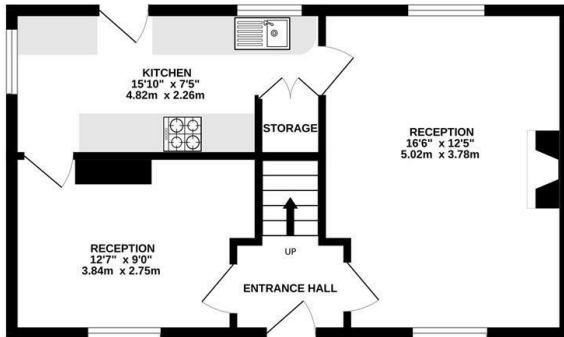
## Vendor's Comments

"My family moved into this house in the 1950s. It was a very happy family home. In latter years my sister lived here with her husband, and enjoyed attending many of the activities taking place in the local halls and library. Sea Mills is very well-placed for access to the City Centre and the M5 Motorway. There are woodland areas, a golf course and the banks of the River Avon in easy reach for enjoyable walks."

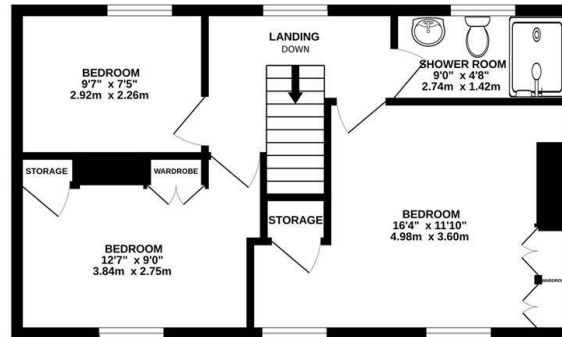
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



**GROUND FLOOR**  
453 sq.ft. (42.1 sq.m.) approx.



**1ST FLOOR**  
454 sq.ft. (42.2 sq.m.) approx.



**TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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- A three bedroom semi-detached family home
- Two reception rooms, plus a separate kitchen
- Offering fantastic scope for modernisation and extension (STPP)
- Generously-sized bedrooms
- Attractive, rural views from the first floor
- Large, south-easterly facing rear garden
- Located close to local shops, amenities and transport links
- Offered to the market with no onward chain

**Guide Price:** £300,000

**Tenure:** Freehold

**Council Tax Band:** C

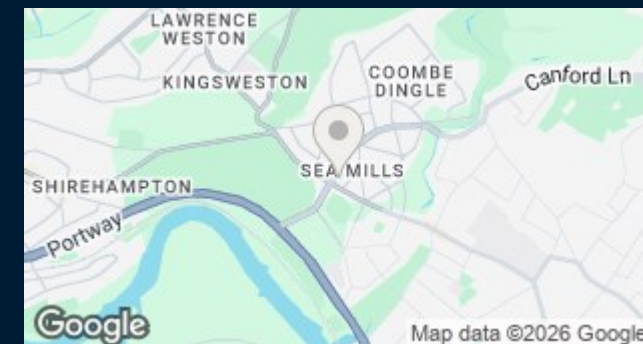
**EPC Rating:**

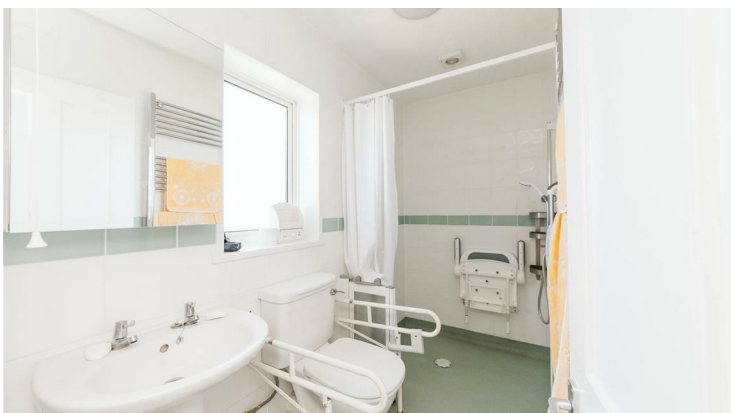
**Local Authority:** Bristol City Council

**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. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9  
 0117 949 9000  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



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