



MAGGS  
& ALLEN

113 HENBURY ROAD  
HENBURY, BRISTOL, BS10 7AA  
Guide Price £595,000

A three double-bedroom detached 1950s property offering a well-stocked mature garden, off-street parking and garage. Located in a convenient position close to Blaise Estate and major transport links.

### Ground Floor

The front door gives way to a wide entrance hall, providing access to the staircase, ground floor WC, storage cupboard, and in turn the principal rooms.

The first of the two reception rooms is a generous, bay-fronted living space with two small side windows, allowing for natural light to flood the space throughout the day. The second reception room is located just behind, and also benefits from good, square proportions with large windows and a door opening to the rear garden. This space is currently utilised as a dining room, but could also be knocked through into the kitchen to create an open-plan kitchen/diner.

Adjacent is the kitchen; comprising a range of matching base and wall-mounted units with work surfaces and integrated appliances, including an electric oven, gas hob with extractor and a large sink. Further space is available for a free-standing washing machine, dishwasher and fridge/freezer.

### First Floor

Ascending to the first floor, you will find three generous double bedrooms and a family bathroom. The main bedroom is positioned to the front elevation, with sizeable proportions, a large bay window to front providing pleasant views over the locality, and a further window to the side. The second double bedroom also benefits from windows to dual-aspects, and the third boasts a pretty outlook over the rear garden.

Completing the first floor accommodation is a family bathroom encompassing a toilet, sink with vanity unit and bath with shower over.

### Externally

From Henbury Road, a block-paved driveway provides off-street parking for one car, which leads to a single garage with up-and-over doors to both sides, providing further parking options. Adjacent, the front garden is primarily laid to patio slabs, with a range of mature shrubs. A gate provides access to the rear garden.

Backing onto the Blaise Castle Estate, the rear garden provides a real sense of privacy; with a mix of lawn and patio areas, the space is well-stocked with a range of trees, shrubs and plants. A westerly-facing aspect ensures the garden captures the sun from early afternoon into the evening.



## Location

An excellent and convenient location very close to the Blaise Castle Estate, which itself is steeped with over 5,000 years of history. Within the vicinity are health clubs and popular schools plus the property is moments away from The Mall at Cribbs Causeway - as well as providing excellent access to the M5 (2.1 miles) and Bristol Parkway (4.9 miles) station which provides regular train services to London. There is also convenient access to well-regarded local pubs in Hallen and Blaise and also convenient access for the village of Westbury on Trym along with open countryside.

## Schools

Blaise Primary and Nursery School approx 0.64km

Henbury Court Primary Academy approx 0.89km

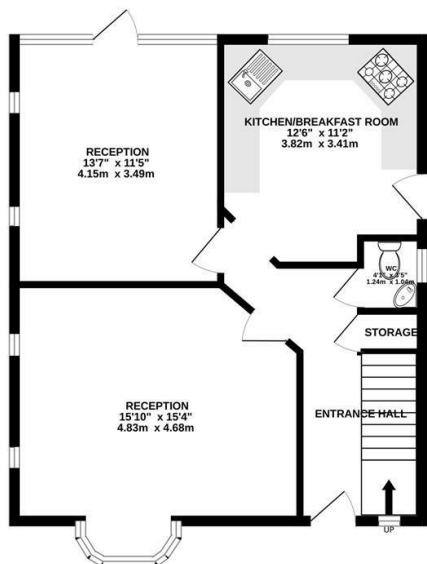
Bristol Free School approx 0.86km



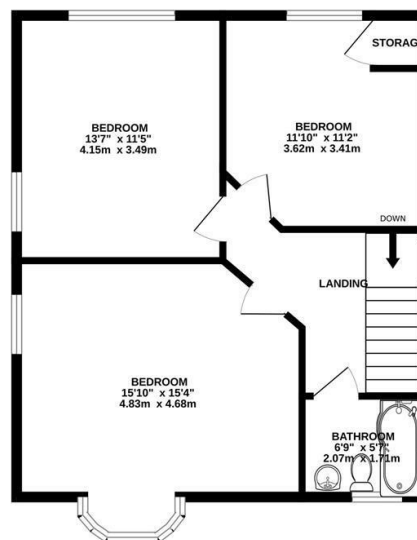
GARAGE  
176 sq.ft. (16.3 sq.m.) approx.



GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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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- An attractive detached property
- Offering three well-sized bedrooms
- Two reception rooms and a kitchen/breakfast room
- A mature and well-stocked rear garden
- Off-street parking and garage
- Close to the open green space of Blaise Estate and major transport links
- Elevated position offering far reaching views
- Generous plot

**Guide Price:** £595,000

**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.

**MAGGS & ALLEN**





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