



MAGGS
& ALLEN

5 FARNE CLOSE
HENLEAZE, BRISTOL, BS9 4HU
£625,000

A smartly presented three-bedroom semi-detached property with off-street parking, garage and south-westerly facing garden located on a quiet cul-de-sac. Moments away from Henleaze High Street, the property is offered with no onward chain.

Ground Floor

A recently added porch not only adds a buffer from the weather, but provides excellent storage space for shoes and coats. From here, you enter a hallway benefitting from a window to the side elevation inviting plentiful natural light, providing access in turn to the kitchen, reception rooms and the ground floor cloak room.

Located to the rear, the kitchen is smartly presented with a range of matching base and wall-mounted units, with an integrated gas hob, electric oven, sink with drainer, dark tiled flooring and marble effect worktops. Adjacent, the dining area benefits from a large glazed sliding door allowing access to the garden and a pleasing outlook. The room widens to the lounge area, with a modern electric fireplace providing a focal point. The open-plan nature of these rooms ensure a spacious feel flooded with natural light. Completing the ground floor is a cloakroom and under-stairs storage.

The ground floor has been largely re-decorated over recent years in a range of neutral tones and presents particularly well.

First Floor

Upstairs, the spacious landing is well lit due to a window to the side elevation. The bedrooms are comprised of two double rooms, and a large single bedroom. The bathroom is well-presented and comprises a WC, basin, walk-in thermostatic shower with tiled walls, and vinyl flooring. Completing the first floor is a handy airing cupboard access from the landing. As with the ground floor, the first floor is presented smartly, decorated in a range of neutral tones.

Subject to necessary planning permissions, there may be scope to extend into the loft.

Externally

The property features a low-maintenance, west-facing garden which is mostly paved, offering a versatile space for outdoor furniture. Access is provided via a convenient side gate leading to the driveway. A garage with power and an electric garage door offers excellent storage or secure parking, complemented by a large driveway with off-street parking for several vehicles.

To the front, the property features a low-maintenance garden with dwarf wall.

Vendor's Comments

"The house is located on a very quiet cul de sac with little traffic. The neighbours are pleasant, helping it feel a safe and secure place to live. It's also very convenient, with Henleaze High Street and bus routes on its doorstep."



Schools

Henleaze Junior School approx 0.21km

Henleaze Infant School approx 0.25km

St Ursula's E-ACT Academy approx 0.56km

Westbury Park Primary School approx 0.77km

Location

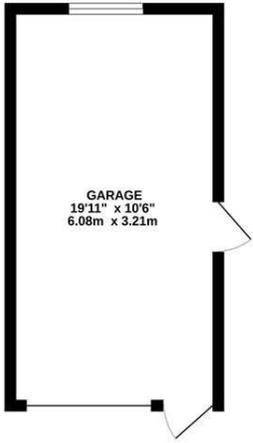
Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of 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.

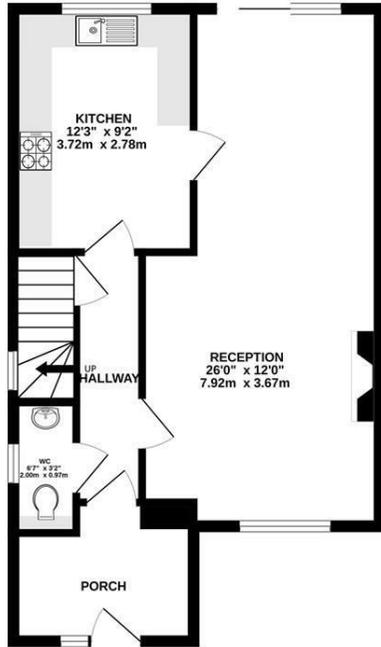
The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and superb convenience.



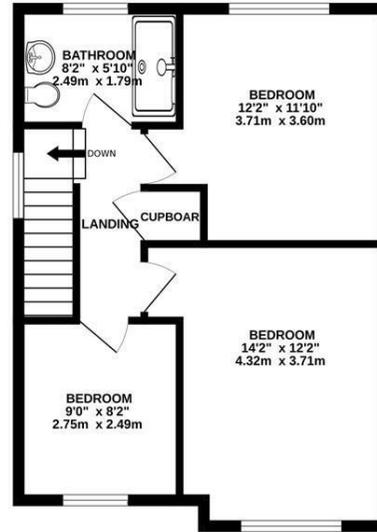
GARAGE
210 sq.ft. (19.5 sq.m.) approx.



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.1 sq.m.) approx.

Total Floor Area Not Including Garage: 906 sq.ft.

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 smartly presented, much-improved semi-detached property
- Three well-proportioned bedrooms
- Tandem driveway parking for multiple vehicles
- Garage
- Pleasant, level gardens to front and rear
- Re-decorated throughout in neutral tones
- Open-plan reception rooms
- A quiet cul-de-sac location near Henleaze high street and Fallodon Medical Centre
- An ideal downsize or family home
- Offered with no onward chain

Guide Price: £625,000

Tenure: Freehold

Council Tax Band: D

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
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