



MAGGS  
& ALLEN

16 BRIDGE WALK  
HORFIELD, BRISTOL, BS7 0LE  
£450,000

A beautifully modernised, extended 1930s family home located just a short walk from Gloucester Road. Offering three generous bedrooms, an open-plan kitchen/diner, an approx. 50m rear garden, garage and off street parking.

### Ground Floor

Via a useful double glazed entrance porch, the front door gives way to a wide entrance hall with beautiful hardwood flooring, leaded stained glass and original picture rails. From here, access is available to a modern ground floor WC, the staircase and the principal rooms.

The front reception room is a bright, tastefully-decorated space boasting a large bay window and an attractive, exposed brick hearth. To the rear of the property, the kitchen/diner has been extended substantially to create a stunning open-plan kitchen/living area with skylights, wood-effect flooring, and a large set of French doors providing level access to the garden. Ample space is available for both living and dining.

The kitchen itself comprises a range of base and wall-mounted units, an island with breakfast bar, shaker style fronts and solid wood worktops. Integrated appliances include an electric oven, induction hob with extractor, dishwasher, washer/dryer, fridge/freezer and a Belfast-style sink.

### First Floor

From the first floor landing, access is available to three generous bedrooms and a family bathroom.

The main bedroom sits at the front of the house - a large double bedroom with a double glazed window allowing for an abundance of light to flood the space. The second bedroom is adjacent, and is also a well-sized double with built-in storage. Bedroom 3 is a large single, and would make an ideal home office or study.

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

### Externally

To the front, a driveway provides off-street parking for one car, as well as access to a large single garage. A well-maintained front garden is screened from the road by a row of laurels.

Spanning over 50 metres in length, the rear garden offers huge scope and has been thoughtfully sectioned into different areas. Entering from the house, you will find a large patio area with hard standing providing an abundance of space for entertaining and outdoor dining. A gate gives way to a beautifully-maintained lawn with attractive borders, which leads through to an expansive utility garden - featuring a greenhouse, mature pear tree and vegetable patches.



## Location

Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including MOD coffee shop and Billie's Cafe.

The area features a blend of tree-lined Victorian streets such as Churchways Avenue, and the 1930's properties that are emblematic of the area. The open spaces of Muller Road Recreational Ground and Horfield Common are nearby as well as Horfield Leisure Centre and the Memorial Stadium.

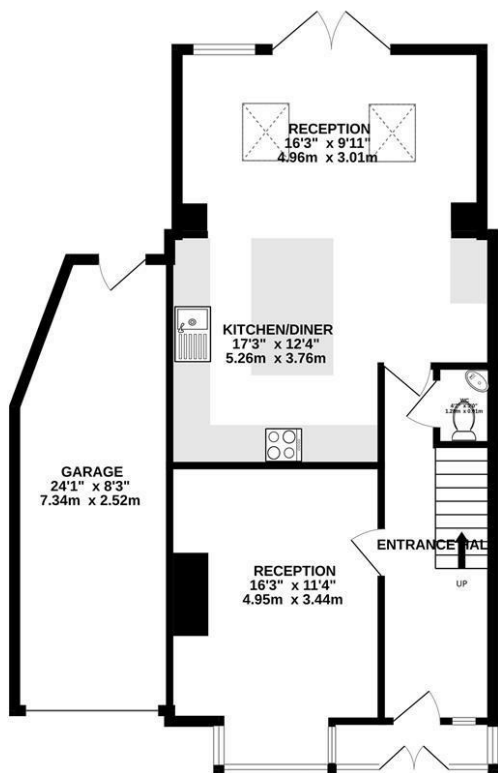
Boasting excellent schools, spacious properties, and abundant green spaces, this suburb in North Bristol has gained popularity among both families and young professionals seeking a location just beyond the Bristol City Centre.

## Schools

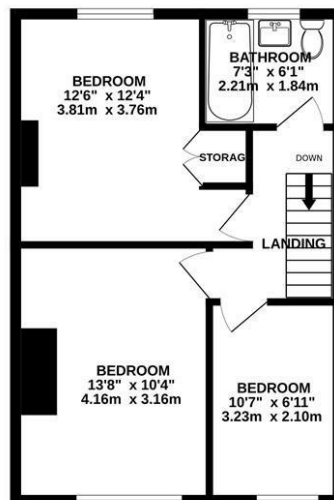
- Filton Avenue Primary School - 0.27 miles
- Upper Horfield Primary School - 0.31 miles
- Orchard School - 0.43 miles
- Stoke Park Primary School - 0.63 miles
- Trinity Academy - 0.64 miles



GROUND FLOOR  
822 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 beautifully modernised, extended 1930s family home
- Three generous bedrooms, with scope to extend the loft (STPP)
- A substantially extended kitchen/diner with centre island and breakfast bar
- Well-sized sitting room with bay window
- Contemporary family bathroom, plus ground floor WC
- A substantial rear garden (over 50 metres long) with side access
- Large single garage and driveway
- Situated within a popular location close to Gloucester Road and local schools

Guide Price: £450,000

Tenure: Freehold

Council Tax Band: B

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.

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