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10 ST. MARGARETS DRIVE

HENLEAZE, BRISTOL, BS9 4LW

£650,000



A pristine three-bedroom bungalow situated on a much sought-after, quiet road in Henleaze. Offering level access to front and rear, south-facing garden, garden and off-street parking. Offered with no onward chain.

### 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.

### Ground Floor

Entered via the side of the property into a welcoming entrance hall with carpeted floors, obscure glass window into the front reception room and under stairs storage cupboard. From the hallway, a door leads to the front reception room, which is currently utilised as a lounge, features a gas fireplace as its centrepiece, and is illuminated by a large floor-to-ceiling window overlooking the private front lawn. Separated by a pair of sliding doors, the lounge opens into a dining area, also with carpeted floors and sliding glass doors opening onto the rear patio.

At the end of the entrance hall, you will find a meticulously maintained mid-century kitchen, fitted with matching base and wall-mounted units with work surfaces and built-in breakfast table. Integrated appliances include a fridge/freezer, dishwasher, washing machine, electric cooker, gas hob with fitted extractor and sink with drainer.

A window overlooks the rear garden, and a side door opens to the side access, providing easy access to the garage. The bathroom is also accessed via the entrance hall, and comprises a three-piece suite of bath with wc, shower-over and large sink with vanity unit. The bathroom is fully tiled, with an obscured glass window to the side elevation.

Towards the front of the property is a generous double bedroom with built-in wardrobes, which could also be used as an office or additional reception room. Stairs rise from the entrance hall to the first floor landing.

### First Floor

Upstairs there are two further spacious double bedrooms, both benefitting from built-in storage cupboards with further hatches leading to a useful loft space, providing ample storage options.

### Externally



Approached via a block paved driveway that extends towards the front door and garage. The front garden is a low-maintenance, meticulously cared for space split across flower beds and the lawn. The garage is a single, with an up-and-over door to front and side door to the rear garden. From the driveway, a lockable door provides side access.

To the rear of the property is a south-easterly facing, level rear garden which is primarily laid to lawn with a patio area and well-manicured borders to the edges. A pretty, brick-built wall spans the rear boundary and helps create a private and secure feel.

Offered with no onward chain.

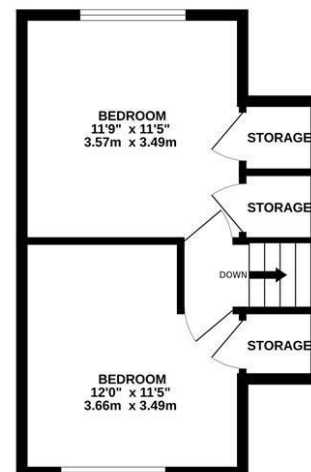
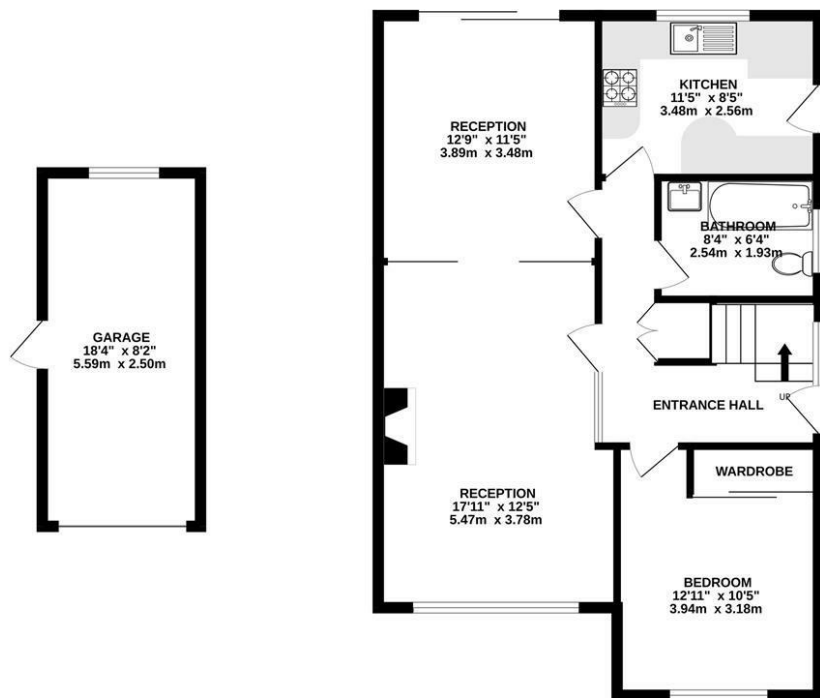




GARAGE  
150 sq.ft. (14.0 sq.m.) approx.

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR  
327 sq.ft. (30.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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 immaculately presented and much-loved bungalow
- Stunning front and rear gardens with level access
- Located on a quiet and sought-after road
- Three bedrooms
- Retaining much of its original charm
- Garage and off-street parking for multiple cars
- Open-plan lounge/diner
- Offered with no onward chain
- EPC TBC

**Guide Price:** £650,000

**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.

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60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

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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