



MAGGS  
& ALLEN

10 RODBOURNE ROAD  
HORFIELD, BRISTOL, BS10 5AS  
£485,000

An extended four-bedroom family home with off-street parking boasting a stunning south-westerly facing rear garden and garage.

## Ground Floor

An enclosed porch opens through the original doorway into a welcoming hallway. To the right lies a bright, bay-windowed reception room, with bi-folding doors connecting to a second living space featuring a focal fireplace and direct access to the rear patio.

Adjacent is the heart of the home: a sizeable kitchen and breakfast room situated within a substantial extension. Fitted with a range of matching base and wall-mounted units, this space enjoys a sought-after, south-westerly aspect over the garden. The front of the extension offers a versatile area perfect for a snug or home office, complete with a convenient guest WC.

## First Floor

Ascending to the first floor you will find three double rooms and a one single bedroom/study. A bay-fronted master sits adjacent to bedroom two and are both reasonably similar in size. The bathroom is fitted with a matching three-piece suite comprising a WC, bath with shower over, and basin with partially tiled walls.

## Externally

The rear garden is a superb space and a real highlight of the offering. A large patio accessible from the kitchen and rear reception room in turn leads to a sizeable lawn with mature border featuring mature shrubs. To the rear of the garden is a shaded patio seating area.

The garage is accessible from a well-maintained vehicular rear lane and has power.

To the front of the property the smart block paved driveway allows parking for multiple vehicles.

## Location

Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including Burra cafe, Pinkmans' Bakery and FED 313, and Bottles & Books.

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

Horfield Church of England Primary School - Distance: 0.22 miles

Henleaze Junior School - Distance: 0.63 miles

Ashley Down Primary School - Distance: 0.65 miles

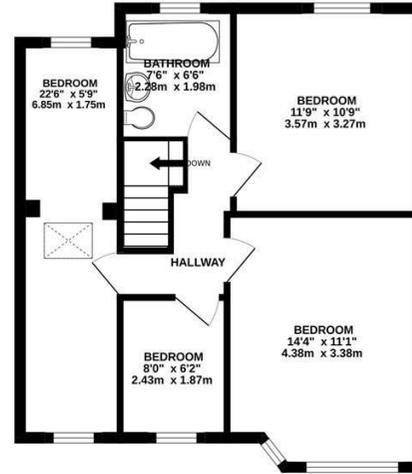
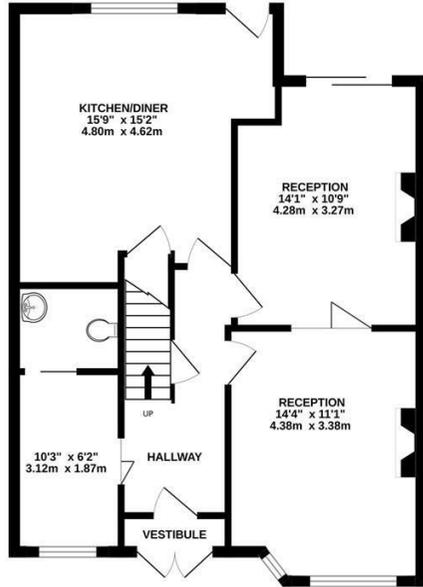
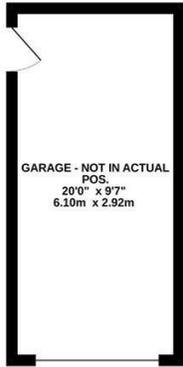
Orchard School Bristol - Distance: 0.81 miles



BASEMENT  
192 sq.ft. (17.8 sq.m.) approx.

GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1445 sq.ft. (134.3 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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- Four-bedroom semi-detached family home
- Garage
- Off-street parking
- Substantially extended
- Stunning south-westerly facing rear garden
- Large kitchen/breakfast room
- Quite road
- EPC TBC
- Opportunity to modernise and re-model

**Guide Price:** £485,000

**Tenure:** Freehold

**Council Tax Band:**

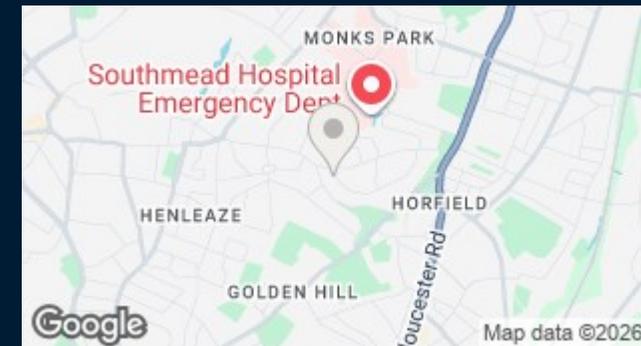
**EPC Rating:**

**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.





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