



MAGGS
& ALLEN

14 WATERDALE CLOSE
HENLEAZE, BRISTOL, BS9 4QN
£500,000

A well-presented, three/four bedroom family home situated towards the end of a quiet cul-de-sac in Henleaze. Offering a sizable rear garden, ample off-street parking, tandem garage and generous living space. This property comes with the added benefit of no onward chain.

Internally

Upon entering the property, you are welcomed by a wide entrance hall with hardwood flooring throughout, providing access to a large storage cupboard and staircase rising to the first floor landing.

The front reception room is a generous size, and also benefits from hardwood flooring throughout, incorporating a feature fireplace and a large, south-westerly facing window allowing for natural light to flood the space throughout the day. Opposite, you will find a second reception room, currently utilised as a dining room, with sliding glass doors opening to the rear garden.

Adjacent to the second reception room is the kitchen; comprising a range of wall and base-mounted units with work surfaces and a breakfast bar. This room could potentially be knocked through to the dining room, to create an open-plan kitchen/dining space. From the kitchen, a utility room provides further cupboard and work surfaces, as well as space for a washing machine and tumble dryer. A ground floor WC is also accessible from this room, as well as a further door to the rear garden.

A sliding door opens from the utility room into a useful study, which could also be utilised as an extra bedroom or home office if required.

To the first floor, you will find three large double bedrooms; each of which benefiting from built-in storage cupboards and/or wardrobes. From the main bedroom, there is a spacious en-suite shower room, encompassing a toilet, sink and large shower cubicle. The main bathroom once served as a double bedroom, hence its generous size, and now comprises a toilet, sink and bath with shower over. Access is available to an airing cupboard, and large storage cupboard.

Externally

Tucked away at the end of Waterdale Close, the property is entered via a tarmac driveway, providing ample off-street parking and leading to the large tandem garage.

The rear garden offers a private feel, and is primarily laid to lawn with a patio area and garden shed for storage. Mature shrubs line the borders, and access is available to the garage via a wooden door to the side.



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.

Schools

Horfield Church of England Primary School - Distance: 0.34 miles

Badocks Wood E-ACT Academy - Distance: 0.49 miles

Westbury-On-Trym Church of England Academy - Distance: 0.52 miles

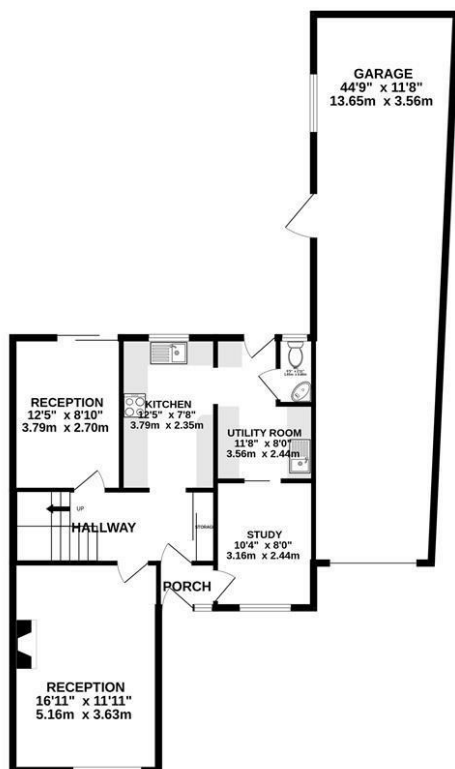
Redmaids' High School - Distance: 0.53 miles

Henleaze Junior School - Distance: 0.63 miles

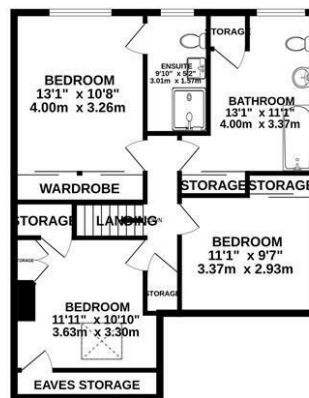
Bristol Free School - Distance: 0.72 miles



GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1849 sq.ft. (171.8 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.

Made with Metropix C2025



- A spacious, three/four bedroom family home
- Two reception rooms plus downstairs study
- Utility room and ground floor WC
- Large family bathroom, which could be converted back to a double bedroom
- Master bedroom with en suite
- Large driveway, with long (approx. 40ft) tandem garage
- Sizeable, private rear garden
- Offered to the market with no onward chain

Guide Price: £500,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

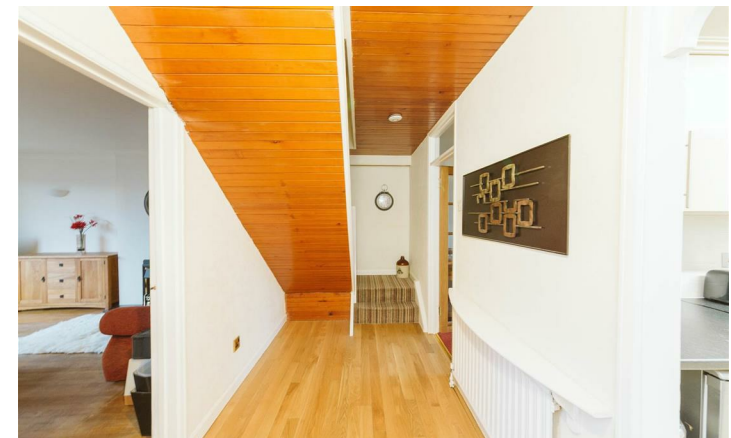
Local Authority: Bristol City Council

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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