



MAGGS  
& ALLEN

39 HORLEY ROAD  
ST WERBURGH'S, BRISTOL, BS2 9TL  
£475,000

A substantially-extended, four bedroom Victorian home located on a quiet, popular road within St Werburgh's. Offering two large reception rooms, a generous main bedroom with en-suite, and a pleasant garden with an external home office or studio.

**Ground Floor**

An original front door opens to a vestibule, which in turn opens to the entrance hall, providing access to the staircase and principal rooms. The property boasts beautiful, herringbone hardwood flooring throughout the ground floor, creating a real sense of quality throughout.

The sitting room sits at the front of the house, and benefits from a large bay window and a cast iron, working fireplace.

Behind, the second reception room spans the width of the property, and provides enough space for both dining and living. There is scope for the kitchen to be moved into this space if desired, creating a large, open-plan kitchen/dining space. The kitchen is located just off of the second reception, and boasts a pantry/utility for storage, as well as a range of base and wall mounted units with solid wood worktops. Further space is available for a freestanding cooker, washing machine, dishwasher and fridge/freezer. From here, an external door provides level access to the rear garden.

**First Floor**

Ascending to the first floor, a wide landing provides access to three bedrooms, the family bathroom, a large storage cupboard, and a space-saving staircase rising to the second floor.

The second bedroom is a generous double, with a sash window overlooking Horley Road. Bedroom 3 is also well-sized, and Bedroom 4 serves as a pleasant single bedroom or home office.

Completing the first floor accommodation is a spacious, bright family bathroom comprising a toilet, sink and bath with mains shower over.

**Second Floor**

A large dormer extension was carried out to create a sizeable, double-aspect main bedroom with windows overlooking the locality, and a skylight to the front. The space benefits from a range of fitted wardrobes, as well as access to eaves storage.

A beautifully fitted en-suite shower room is located just off the bedroom, and encompasses a toilet, sink and corner shower unit, with a large window providing far-reaching views.



## Externally

From Horley Road, an iron gate opens to a pretty front courtyard with a dwarf brick wall to its front perimeter.

The rear garden has been beautifully-maintained by the current owners, boasting a range of seating areas with well-manicured, mature borders.

A garden room has been built at the top of the garden, creating a fantastic recreational space with scope to serve as a home office, studio, or home gym. A door opens from the back of the garden room, leading to a rear access gate.

## Location

Sandwiched between Montpelier, Ashley Down and St. Pauls – St Werburghs has a distinct character of its own.

Housing in St Werburghs was largely built in the late 19th and early 20th centuries to accommodate the population growth due to Bristol's industrial expansion. Perhaps the most recognisable example of this is the partially still-standing Brooks Dye Works, which has recently been re-developed into a modern housing development. As a result, the property now boasts a range of Victorian, Edwardian, modern, and unique eco-friendly housing.

Today, St Werburghs is known for its strong community spirit, eco-friendly initiatives and alternative culture. For families, Fairfield High and St Werburghs Primary School are highly regarded, and the City Farm is a popular destination.

Food & drink in the area doesn't disappoint either; Better Foods, The Farm, Wiper & True and Namak are just a few of the popular go-to's in the area.

## Schools

Evergreen Primary Academy - 0.12 miles

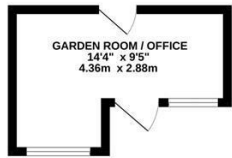
St Werburgh's Primary School - 0.19 miles

Fairlawn Primary School - 0.38 miles

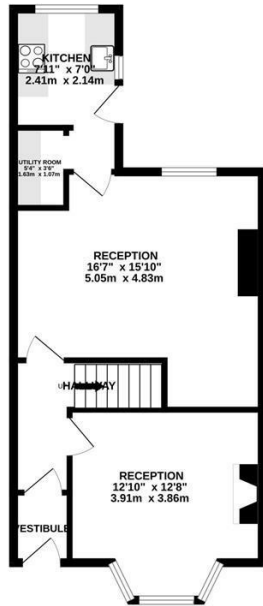
Fairfield High School - 0.51 miles



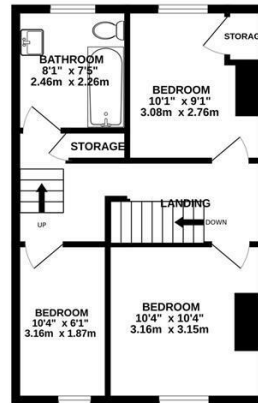
GARDEN ROOM  
109 sq.ft. (10.1 sq.m.) approx.



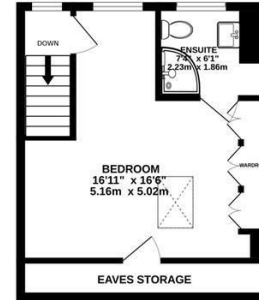
GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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 extended, four bedroom Victorian home
- Two generous reception rooms, plus separate kitchen with pantry
- Beautiful hardwood flooring fitted throughout the ground floor
- Sizeable bedrooms, including a large main bedroom with en-suite shower room
- Large family bathroom
- A range of period features retained
- Well-manicured rear garden, with a useful garden room and rear access
- Located on a quiet, popular road within St Werburgh's; close to local schools and amenities

**Guide Price:** £475,000

**Tenure:** Freehold

**Council Tax Band:** B

**EPC Rating:** C

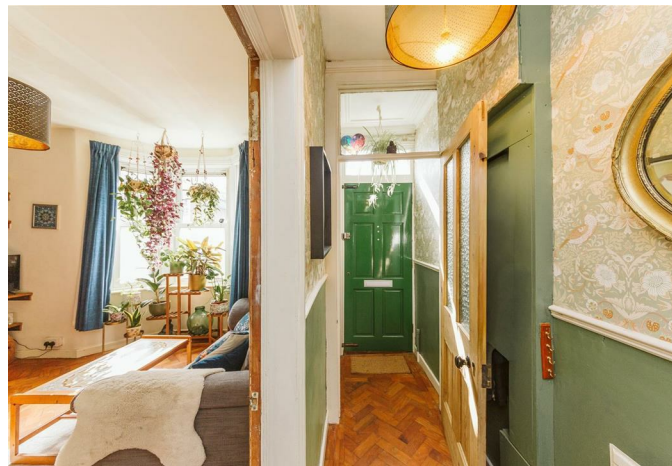
**Local Authority:** Bristol City Council

**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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