



MAGGS  
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GARDEN FLAT, 15 WESTBURY ROAD  
HENLEAZE, BRISTOL, BS9 3AY  
£550,000

Occupying the hall floor of an attractive Victorian building nestled between the Downs and Henleaze High Street, comes this beautifully presented two-bedroom garden flat with detached garage.

**Internally**

The entrance hallway retains attractive tessellated flooring, and provides access to the rear garden and through beautiful stained glassed double doors into the communal hallway.

Entering into the flat itself, the hallway provides access to the reception room, second bedroom and dining room.

The reception room is perhaps the highlight of the property, showcasing an abundance of fine Victorian features including; ceiling rose, cornicing, picture rails, large sash windows, refurbished floorboards and a gorgeous fireplace. Adjacent, and equally blessed with plentiful natural light, the second bedroom also boasts an array of similar period detailing, and is decorated in contemporary tones.

Moving through the hallway, there is a useful understairs storage cupboard, and space opposite for a sizeable piece of furniture.

To the rear of the property, the dining room is a well-sized space with exposed floorboards, log burner, and another storage cupboard. Situated just off the dining room is a kitchen - fully fitted with matching units, gas hob, electric oven and sink with drainer - in turn leading to a utility area and cloak room.

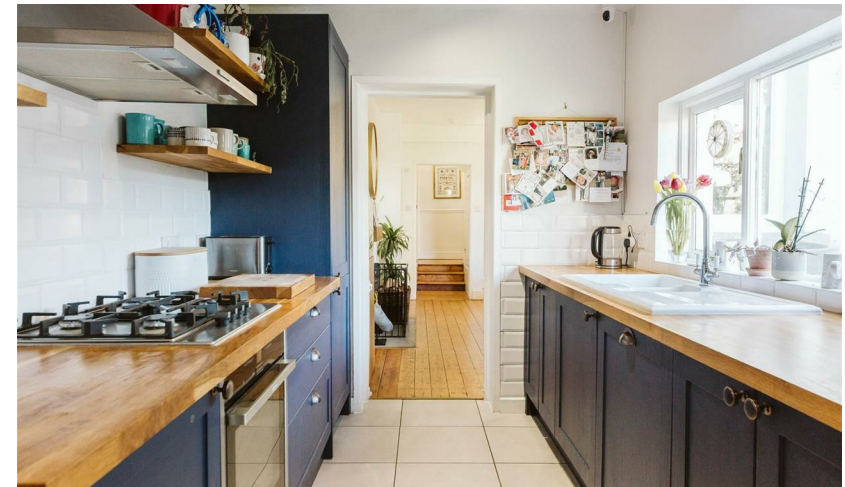
Bedroom 1 is a double room, with original doorway and architrave, cornicing, picture rails, and a large sash window offering a pleasing outlook of the rear garden. Adjacent, the bathroom has been recently fitted and presents a sleek, modern aesthetic comprised of a bath with shower over, WC, basin, attractive tiled flooring, and metro tiling to the walls. Above the bathroom is a deceptively spacious and very convenient storage cupboard.

**Externally**

The handsome Victorian façade of the building and the beautifully maintained front garden (this does not form part of the flat) makes for particularly attractive curb appeal.

The patio - accessible directly from the kitchen - makes up part of an attractive private rear garden. The patio in turn leads to a level lawned area, with borders featuring an array of mature shrubs and trees. To the rear of the garden is a second patio, in turn leading to hard standing which houses the shed.

Through a wooden gate, you will come to another hard standing, adjacent to which is a secure, detached garage which has power.



## Vendor's Comments

"We have absolutely loved our time living here in Henleaze and will be exceptionally sad to leave the property. We were first drawn to its spacious rooms, high ceilings and charming period features, such as the cornicing. The location has been a real highlight, with lots of wonderful local amenities on the doorstep, excellent public transport links, and copious green space on your doorstep through the Downs, as well as the peaceful garden to enjoy. We have also been fortunate to have lovely friendly neighbours and a welcoming neighbourhood."

## Tenure

We understand the property is a leasehold with share of freehold, with 966 years remaining on the lease.

We understand the Service Charge includes: Building insurance, annual maintenance of building, (fire alarm service, window cleaning, carpet cleaning, clearing gutters) and one off repairs.

We understand there is no Ground Rent payable.

This information should be checked by your legal advisor.

## 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, and major transport links – it is unsurprising that Henleaze continues to be one of the most sought-after areas to live.

## Schools

Badminton School - Distance: 0.17 miles

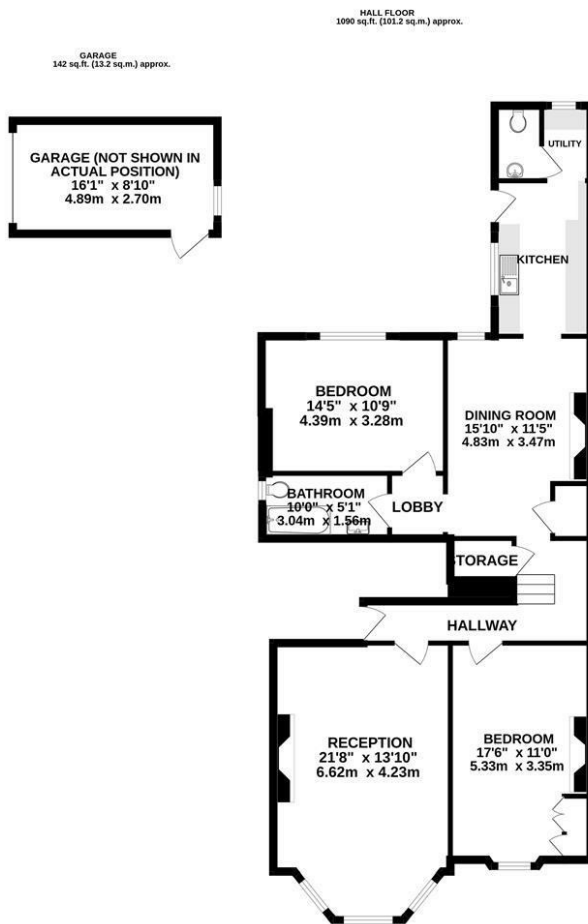
Elmlea Junior School - Distance: 0.26 miles

Redmaids' High School - Distance: 0.48 miles

Henleaze Junior School - Distance: 0.53 miles

Redland Green School - Distance: 0.91 miles





TOTAL FLOOR AREA : 1239sq.ft. (115.1 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 impressive, lateral hall floor flat
- Two double bedrooms
- Retaining an abundance of attractive period detailing and high ceilings
- Detached garage to rear
- Separate lounge and dining room
- Modern, fully fitted kitchen and utility area
- An attractive level rear garden with access to rear lane
- Located fronting the downs and Henleaze High Street a short walk away
- Offered in excellent decorative condition
- Good storage options

Guide Price: £550,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: D

EPC Rating:

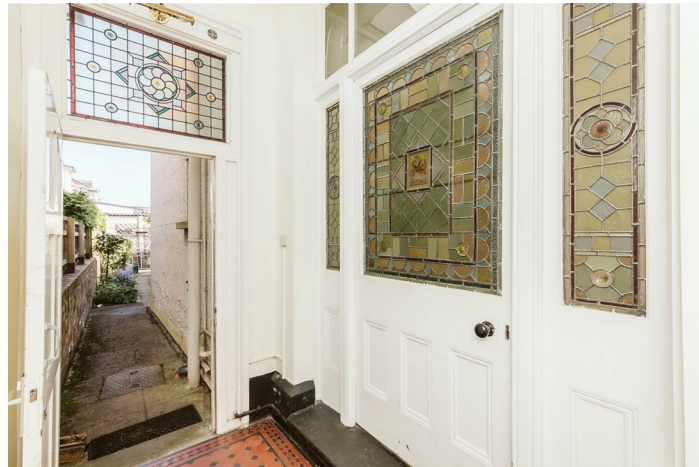
Local Authority: Bristol City Council

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.

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