



MAGGS
& ALLEN

621 GLOUCESTER ROAD

HORFIELD, BRISTOL, BS7 0BJ

£550,000

A beautifully-modernised, Victorian family home situated on a popular road overlooking Horfield Common. Offering three double bedrooms, an extended kitchen, off-street parking and a south-easterly facing rear garden.

Ground Floor

An original front door opens into an entrance vestibule, which leads to a wide entrance hall with tiled flooring throughout, providing access to the principal rooms and staircase.

Both reception rooms have been knocked through to create one beautiful, double-aspect living/dining space with a large bay window to front and sash window overlooking the rear garden. The space benefits from a wood-burning stove, fitted storage and shelving, cornicing, ceiling roses, and generous Victorian proportions.

Sat towards the rear of the property is a bright, open-plan kitchen/diner, with tiled flooring and large glass sliding doors opening to the rear garden. The kitchen comprises a range of base and wall-mounted units with high gloss fronts and wood-effect worktops. Integrated appliances include a fridge/freezer, dishwasher, washing machine, electric oven and grill and a five-ring gas hob.

A ground floor WC has been installed under the staircase, and comprises a toilet and sink.

First Floor

Ascending to the first floor, a split-level landing provides access to the three bedrooms and family bathroom, as well as a large storage cupboard.

The main bedroom is a fantastic size; spanning the width of the house and boasting a large bay window overlooking Horfield Common, a second sash window and a range of fitted wardrobes. The second bedroom is also a well-sized double, and benefits from a built-in storage cupboard and far-reaching views across the locality. Lastly, the third bedroom serves as a small double, and would alternatively make an ideal home office or study.

Completing the first floor accommodation is a recently-fitted family bathroom, encompassing a suite of toilet, sink and bath with shower over. A skylight ensures the space is flooded with natural light throughout the day.

Externally

Accessed via Bayswater Road, a driveway provides off-street parking for 2/3 cars, and further leads to the garage. The property is cleverly-screened from the road by a well-manicured hedgerow.

To the rear, the property boasts a south-easterly facing, walled rear garden which is fully laid to patio with a range of shrubs and plants to its borders. Offering a private feel, sunlight can be enjoyed throughout the day via a range of seating areas. A wooden gate to the side provides rear access.



Vendor's Comments

"One of the things we've loved most about our home is the location; it's ideally positioned just a short walk from the vibrant mix of independent shops, cafés, and restaurants that Gloucester Road has to offer. Horfield Sports Centre is a 2 minute walk away, it was recently refurbished and is now one of Bristol's best leisure facilities – complete with two swimming pools, squash courts, football pitches and an indoor soft play. For families there is also a lovely green space right across the road including a children's park, with the remainder of Horfield Common, and The Ardagh Community Centre nearby.

The house runs along Bayswater Road, which has a strong sense of community. We've been part of the local street WhatsApp group, which really adds to the neighbourhood feel.

Off-street parking is another major advantage and a rare convenience in this area, making day-to-day living much easier.

The end of terrace position of the house allows the South-facing garden all day light exposure. In the summer months it has been perfect for hosting friends, and it has been a pleasure to grow ornamental plants, herbs and vegetables in throughout the year.

Inside, the house is wonderfully bright, with natural light flowing through from front to back throughout the day. For a terraced home, the property feels especially spacious, with a wide, welcoming hallways and generously sized bedrooms. The brightness and openness of the master bedroom and the living room are a particular joy.

Overall, this is a bright, spacious home in a highly convenient location, perfectly placed for green spaces, leisure facilities, and the lively Gloucester Road community. The house has been perfect for our young family, and we look forward to passing it on to be loved again."

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

Filton Avenue Primary School - 0.4 miles

Orchard School - 0.47 miles

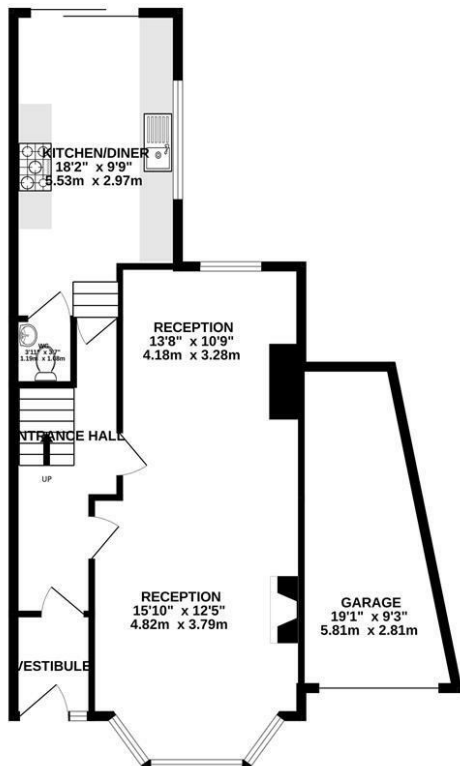
Horfield CofE Primary School - 0.5 miles

Upper Horfield Primary School - 0.54 miles

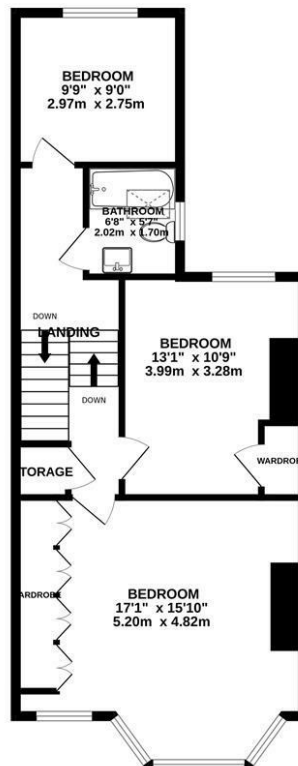
Ashley Down Primary School - 0.61 miles



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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.
Made with Metropix C3202



- A pretty, Edwardian family home overlooking Horfield Common
- Three generous bedrooms
- An open-plan, bay-fronted living/dining space
- Large kitchen/diner with sliding doors opening to the garden
- Newly-fitted family bathroom and ground floor WC
- A well-sized, south-easterly facing rear garden with rear access
- Driveway offering parking for 2/3 cars, plus a garage
- Large loft space with potential for conversion (STPP)
- Located close to transport links and the vast range of amenities Gloucester Road has to offer

Guide Price: £550,000

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

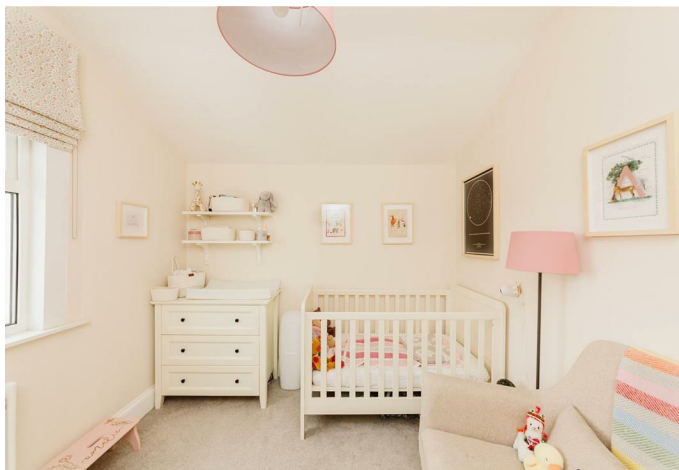
Local Authority: Bristol City Council

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.

**MAGGS
& ALLEN**





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.