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84 WEST BROADWAY  
HENLEAZE, BRISTOL, BS9 4SS  
£850,000



An attractive and modernised four-bedroom 1930s semi-detached offering a professionally landscaped garden, off-street parking and sizeable under-croft storage. Located on a road popular with families, offering easy access to amenities and major transport links.

### Ground Floor

A light and bright entrance hallway with exposed floorboards provides access to both reception rooms and a staircase with under-stairs WC.

The front reception room offers classic proportions, retaining a deep wide bay overlooking the front garden and a feature fireplace to the far wall. The south-westerly aspect of the lounge ensures it is bathed in sunlight through much of the afternoon.

Adjacent is an open-plan kitchen/diner - the centre piece of the house and the main family room. Retained features include recess storage, picture rails and doors.

The kitchen is fitted with a range of base and wall-mounted solid oak units, with a wine cooler, black granite worktops and space for appliances including a free standing range style gas cooker. The dual aspect nature of the kitchen/diner means it is light filled.

Completing the ground floor is a utility room to the rear, which in turn leads to the decked area.

### First Floor

Occupying the first floor are three bedrooms and the main bathroom, each of which are accessed from a light and bright landing.

A bay-fronted double bedroom occupies the front elevation

Adjacent is a single room, used currently as an office but equally ideally as a cot room/guest room and featuring a pretty oriel window with a south-facing aspect.

To the rear is the family bathroom, fitted with a three-piece matching suite comprising a bath with shower-over, WC and basin - benefitting from dual aspect windows ensuring a light-filled room. Completing the first floor is bedroom three, a well-sized double with plentiful built-in storage featured to the far wall and offering superb views to the rear.

### Second Floor

Occupying the second floor is a master bedroom with en suite shower room. The master is a particular highlight of the property, notable for its generous size and the tremendous views offered from the rear elevation of the locality. The room additionally boasts excellent storage by way of two wardrobes and eaves cupboards.

The en suite shower room has been recently fitted, and comprises a three-piece suite including a walk-in shower, WC and basin complemented by metro tiling.

As with the rest of the property, the second floor is presented immaculately throughout.





## Externally

84 West Broadway offers an attractive façade retaining much of its original charm, including an oriel window, mock Tudor boarding and front door bordered by original stained glass windows. The front garden hosts a range of mature shrubs and trees, and offers off-street parking in turn leading to a car port. The car port is bespoke, and is a practical and smart addition to the front elevation. From here is access to the rear garden.

The rear garden has been professionally landscaped, comprising three patio seating areas, large lawn and flower borders containing mature shrubs and trees. This is a garden ideally designed for a family.

Immediately accessible from the decked area - itself attracting sun through the morning and late-evening - is a patio that attracts the sun through much of the afternoon. From here is also access to what is a substantial under-croft storage space that offers good headroom. Two further patios are positioned to ensure they benefit from plentiful sunlight in the afternoon and early evening.

Additionally featured in the garden is a sunken area designed for a trampoline and swing.

## Vendor's Comments

"84 West Broadway has been a wonderful place to raise our family, with a good-sized garden, swing set and an integrated trampoline. Over the years, we have had a play house, sand pit, paddling pool, hot tub and barbeque area for fun outdoors. The raised deck area with balustrade and gates at the top and bottom of the decking stairs, and lockable side gate, made it a safe space for young children to play. The boundary wall and fencing all around have also provided security and seclusion, whilst the four seating areas allow you to choose sunshine or shade at all times of the day in summer. It is remarkably quiet in the garden with birdsong and squirrel activity, feeling very close to nature.

The internal space has been very flexible with our growing family, re-purposing the rooms as our lives have changed, nursery to office, playroom to formal dining space. There is an active street WhatsApp group, neighbours looking out for one another, offering free produce etc and sharing info about local events. There is a green space and children's play park within a 5 minute walk. The Ardagh is a great community space with café, community sauna and social events."

## Schools

Horfield Church of England Primary School - Distance: 0.28 miles

Henleaze Junior School - Distance: 0.52 miles

Redmaids' High School - Distance: 0.72 miles

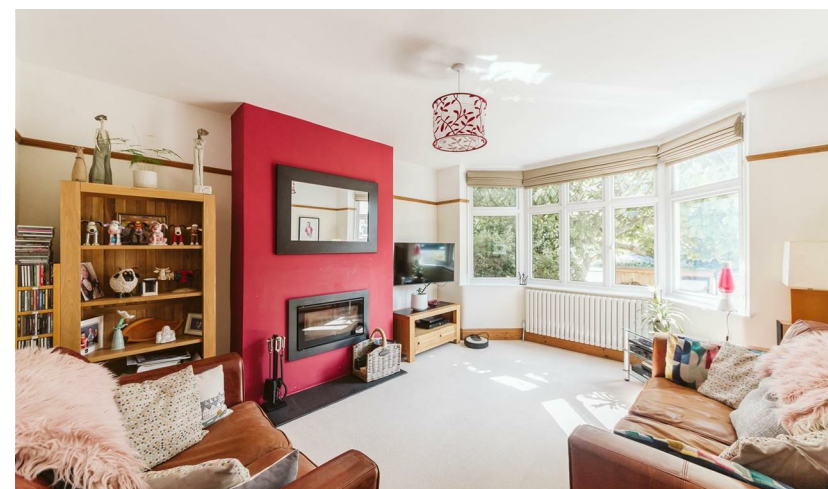
Bishop Road Primary School - Distance: 0.74 miles

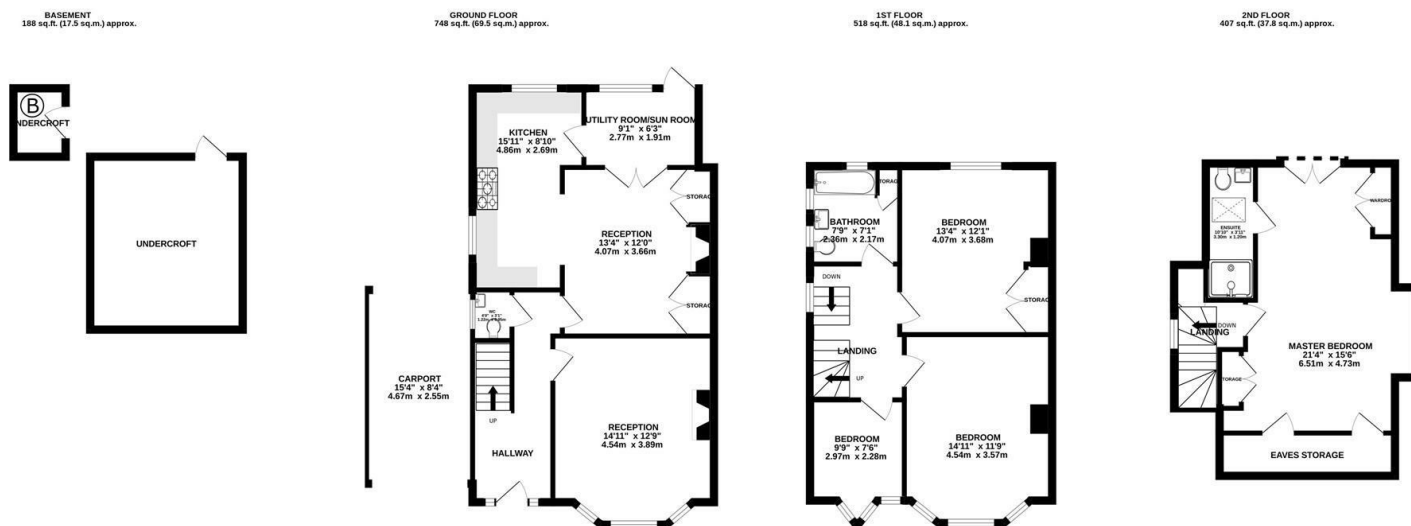
## Location

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.





**TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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 outstanding, four-bedroom family home
- Car port, and driveway parking
- Extended, open-plan kitchen/diner and separate bay-fronted lounge
- Modernised throughout whilst retaining attractive original features
- Two bathrooms plus a ground floor WC
- Superb master bedroom with far reaching views from the rear elevation
- Located on a road particularly popular with families
- Boasting a professionally landscaped and mature rear garden with side access
- Substantial under-croft storage

**Guide Price:** £850,000

**Tenure:** Freehold

**Council Tax Band:** E

**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.

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