



MAGGS
& ALLEN

1 METFORD PLACE
REDLAND, BRISTOL, BS6 7LE
Offers In The Region Of £685,000

A three-bedroom end-terrace property with westerly facing garden and off-street parking for two cars, located in the Redland Green School catchment.

Property Description

An excellent family home located on a quiet cul-de-sac in this popular pocket of Redland, bordering Westbury Park.

The ground floor comprises: welcoming hallway with under-stairs storage; comfortable front reception room retaining period fireplace, wide bay window, picture rails, ceiling rose and exposed floorboards and decorated neutrally in contemporary colours. At the rear of the property is an open-plan kitchen/diner offering a view of the garden also retaining original fireplace, with bi-fold doors, exposed floorboards and modern kitchen - comprising a range of base and wall-mounted white units with grey worktops.

Ascending to the first floor, you will find three bedrooms; two comfortable double rooms and a single room. Completing this level is a three-piece shower room comprising walk-in shower enclosure, WC and basin.

Externally there is a west-facing garden with side access, directly accessible from the dining area via bi-fold doors that is laid mainly with artificial turf. To the front of the property there is off-street parking for two cars and a range of mature shrubs.

Location

Redland exudes historic charm with its Victorian and Edwardian architecture. Green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience. Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is also an academic hub within the city.

Redland's strategic location ensures easy transportation access, making it a gateway to explore Bristol and beyond. Diverse dining options, family-friendly amenities, and a blend of history and modernity make Redland a special destination within Bristol's vibrant tapestry.

Schools

Redland Green School - Distance: 0.22 miles

Westbury Park School - Distance: 0.25 miles

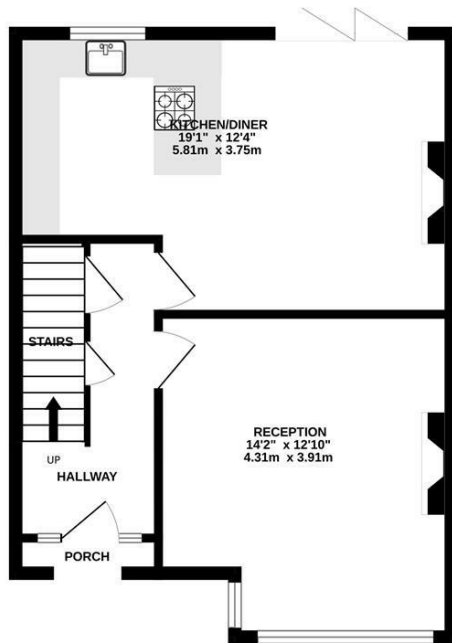
Vendor's Comments

"We have loved living in Metford Place. It's a quiet cul-de-sac and all of neighbours are very friendly. There is a street Whatsapp group, and we have had street parties etc over the years. The areas as a whole is very family friendly with great schools such as Westbury Park School and Redland Green. There are lots of great amenities close by - lovely shops, bars and cafes and we are only a short walk from the Downs. It has been the perfect place to live for the past 17 years and we will definitely miss it.

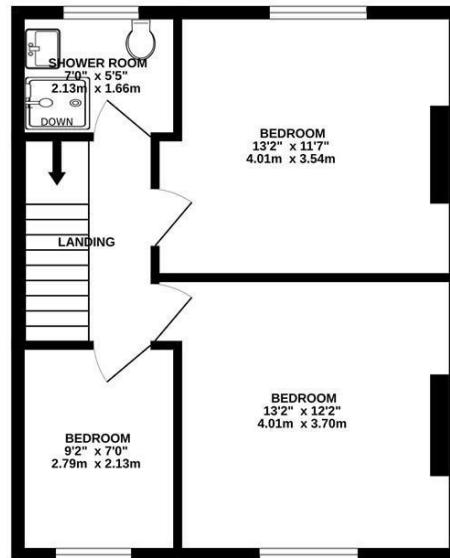
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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- End-terrace family home
- Off-street parking for two cars
- Three bedrooms
- Rear garden with side access
- Redland Green School catchment
- Quiet cul-de-sac location popular with families
- Open-plan kitchen/diner with direct access to the garden
- Some original features retained

Guide Price: £685,000

Tenure: Freehold

Council Tax Band: D

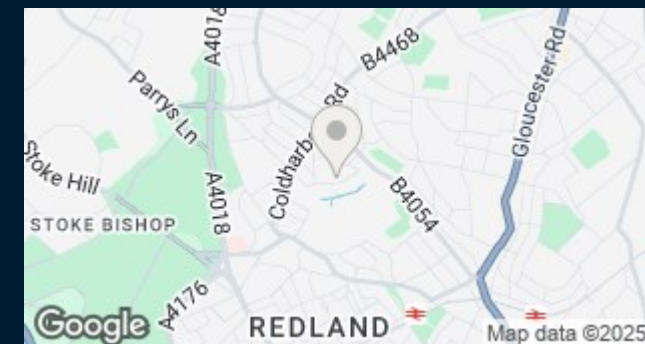
EPC Rating: D

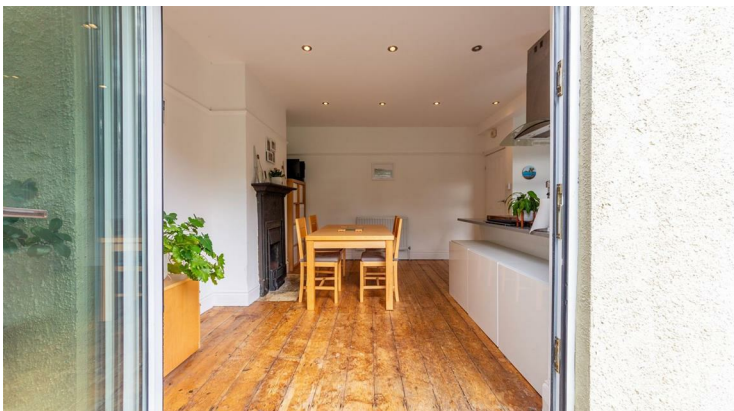
Local Authority: Bristol City Council

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. Please contact the office to confirm any details.





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