



MAGGS  
& ALLEN

8 LENA AVENUE  
GREENBANK, BRISTOL, BS5 6BY  
£450,000

A four bedroom, Victorian terraced home located on a quiet road within ever-popular Greenbank. Featuring two reception rooms, two bathrooms and a modern, extended kitchen.

**Ground Floor**

The property is entered via an entrance vestibule with double doors opening to the hallway, which in turn provides access to the principal rooms.

The front reception room is a generous size; retaining a range of original features including corning, Victorian cast iron feature fireplace and large bay window overlooking Lena Avenue. This space is open to a sizeable second reception room, currently utilised as a dining room, benefiting from stripped floorboards, a wood-burning stove and fitted shelving and storage cupboards.

Just off the dining room, you will find a beautifully modernised, extended kitchen with tessellated flooring and skylights allowing for an abundance of natural light. The kitchen comprises a range of wall and base-mounted units with butchers block work surfaces and shaker style fronts. Integrated appliances include a dishwasher, electric oven and grill, five ring gas hob with extractor and Belfast-style sink. There is further space available for a washing machine, tumble dryer and fridge/freezer. A door opens to the rear courtyard garden.

**First Floor**

On this floor, you will find two double bedrooms and a family bathroom. The main bedroom is a fantastic size; spanning the width of the house and benefiting from a large bay window to front, picture rails and feature cast iron fireplace.

The bathroom encompasses a contemporary, three-piece suite of toilet, sink with vanity unit and a large, L-shaped bath with mains shower over.

**Second Floor**

The property benefits from a large dormer extension, providing an additional two bedrooms and a modern shower room.

To the front, you will find a generous double bedroom with ample fitted storage, as well as a Velux window which opens to create a small balcony with fitted railings, providing striking city scape views.

Bedroom 4 is a generous single bedroom or study, which is adjacent to the shower room, which comprises a three piece suite of toilet, sink and corner shower cubicle.



## Externally

From Lena Avenue, a tiled pathway leads to the front door and courtyard, which is screened by a well-manicured hedgerow.

The rear garden is an easterly-facing, private rear courtyard which is primarily laid to patio with pretty borders.

## Vendors' Comments

"This has been a wonderful place to live initially as a professional couple, and for the last 2 years with our first child. With the loft conversion, kitchen upgrade, and considerable decoration, we have found it to be comfortable and spacious.

The local area is vibrant and diverse, with plenty to keep us occupied and entertained both pre- and post- kids – great local food shops (Bristol Sweet Mart, Public Market, Matter Whole-foods etc), good pubs (The Plough, lots on Church Rd etc), cafés and food (No 12, Este, Garden of Easton, The Baffled King, lots more on Church Rd), parks and green spaces (Owen Square, St George's park, Greenbank cemetery), Stapleton Rd station only 10 minutes walk, the Bristol-Bath cycle path only 200m away, very easy commute by bike/run/train into the city centre, and only 5 minutes drive from Junction 3 of the M32. Overall, a very enjoyable and practical place to live."

## Schools

Whitehall Primary School - Distance: 0.25 miles

The City Academy Bristol - Distance: 0.35 miles

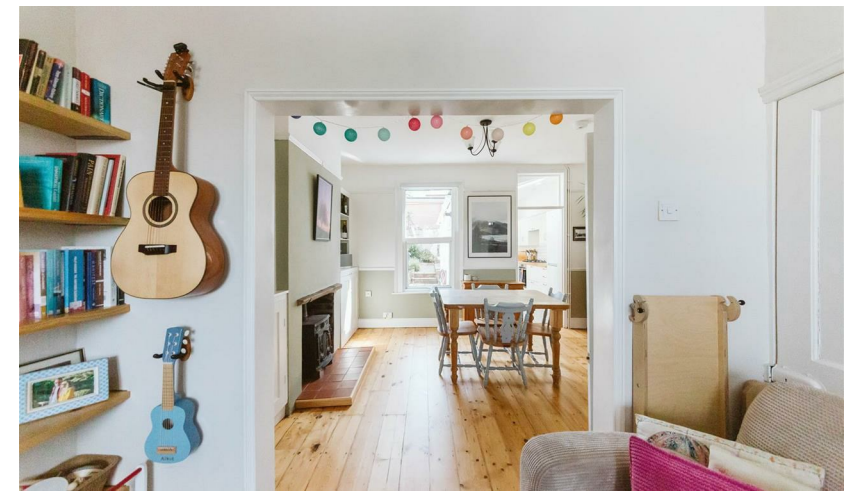
May Park Primary School - Distance: 0.47 miles

Evergreen Primary School - Distance: 0.49 miles

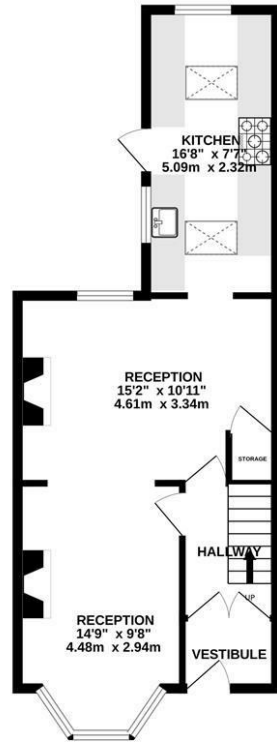
## Location

Greenbank is a vibrant, community-focused neighbourhood in East Bristol, nestled between Easton and Eastville. Popular with young professionals and families, it offers a mix of Victorian terraces, green spaces, and easy access to the city centre via the Bristol & Bath Railway Path.

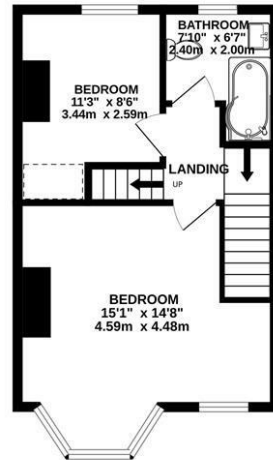
Key features include the peaceful Greenbank Cemetery and the redeveloped Chocolate Factory site. While Greenbank itself is quiet and residential, it's a short walk to the independent shops and eateries of nearby St. Mark's Road. The area is known for its strong local identity, creative spirit, and active community life.



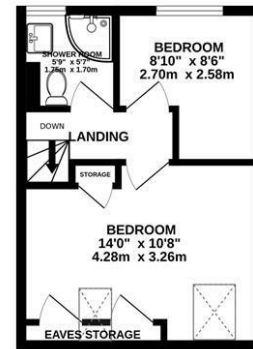
GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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- Spacious period home with some original features retained
- Four generous bedrooms
- Two reception rooms
- Stylish, extended kitchen with integrated appliances
- Contemporary family bathroom and additional shower room
- Westerly-facing rear garden
- Velux balcony window providing stunning views

**Guide Price:** £450,000

**Tenure:** Freehold

**Council Tax Band:** A

**EPC Rating:** D

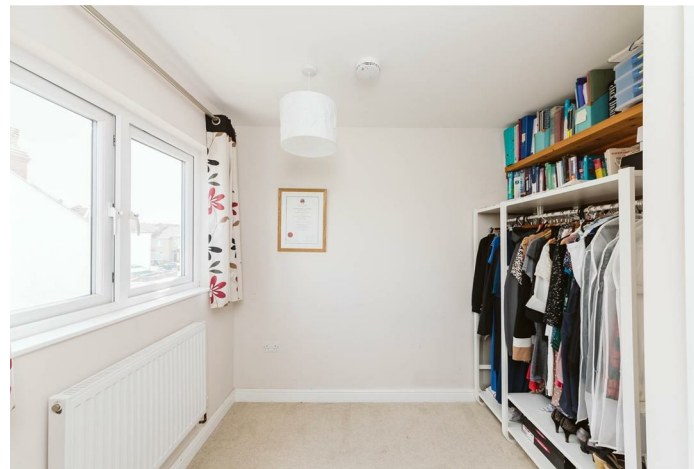
**Local Authority:** Bristol City Council

**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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