



MAGGS  
& ALLEN

23 HOBHOUSE CLOSE

HENLEAZE, BRISTOL, BS9 4LZ

£550,000



A four-bedroom end of terrace property offered with no onward chain. Situated on a corner plot of a quiet cul-de-sac with an unusually large 58ft approx. garden, located close to the Henleaze high street.

### Ground Floor

Entering into an entrance hall, you will in turn find what is a very generously-sized open-plan lounge/diner with bay window to front and patio doors to rear leading to the garden. From here is a kitchen/breakfast room fully fitted with a range of base and wall-mounted units and also with access to the rear garden.

The owners have extended the ground floor substantially, with a lateral extension featuring a dual aspect room with patio doors leading to the garden; flexible in its use either as a reception room or bedroom, and a three-piece shower room comprising a shower, WC and basin. Completing the ground floor is a separate WC.

### First Floor

The first floor remains in its original configuration, comprising three bedrooms, bathroom and a storage cupboard located on the landing.

Two of the bedrooms are double rooms, with the third being a good single room overlooking the green. The bathroom comprises a three-piece suite with WC, basin and shower-over-bath.

### Externally

23 Hobhouse Close offers a particularly attractive approach, located in the corner of a mock-Georgian development complete with a well-maintained green.

A small, low-maintenance front garden leads to the front door, and there is additionally side access to the garden.

To the rear of the property is a private garden that extends adjacent to the property, and hosts a range of mature shrubs and trees. Also located to the rear is a car port and a private single garage accessible from the rear lane.

### Location

Hobhouse Close is a highly regarded and extremely desirable address within Henleaze, located a very short distance from Henleaze High Street within a quiet back water development.

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.

### Schools

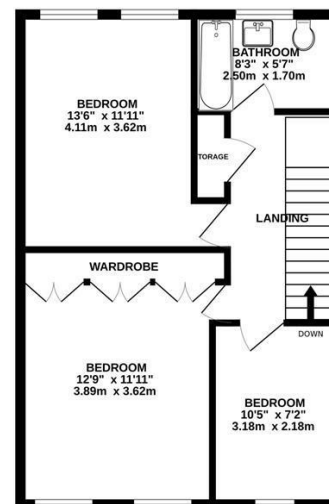
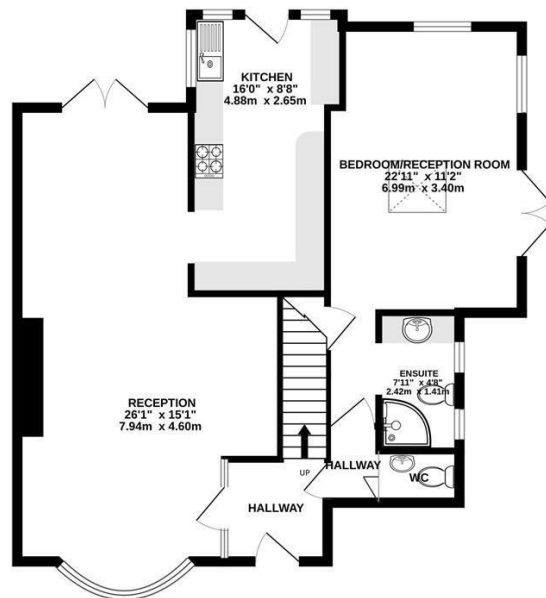
Horfield Church of England Primary School approx. 0.73km  
Westbury-On-Trym Church of England Academy approx. 0.77km  
St Ursula's E-ACT Academy approx. 0.80km  
Henleaze Infant School approx. 0.81km  
Badocks Wood E-ACT Academy approx. 0.87km  
Henleaze Junior School approx. 0.89km



GARAGE  
156 sq.ft. (14.5 sq.m.) approx.

GROUND FLOOR  
779 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1441 sq.ft. (133.8 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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- Quiet cul-de-sac location, within walking distance of Henleaze high street
- Larger-than-average footprint
- Single, secure garage and off-street parking
- Offered with no onward chain
- Three/four bedrooms
- Two bathrooms plus a ground floor WC
- Modernisation required
- Generous open-plan living space
- Private, well-sized garden

**Guide Price:** £550,000

**Tenure:** Freehold

**Council Tax Band:** D

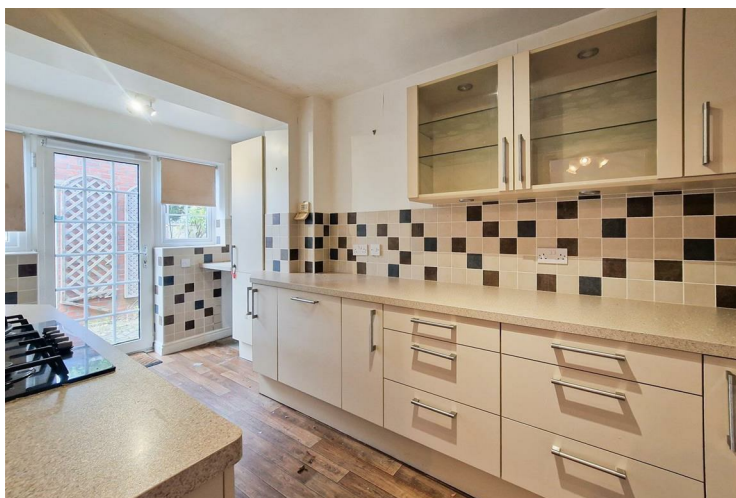
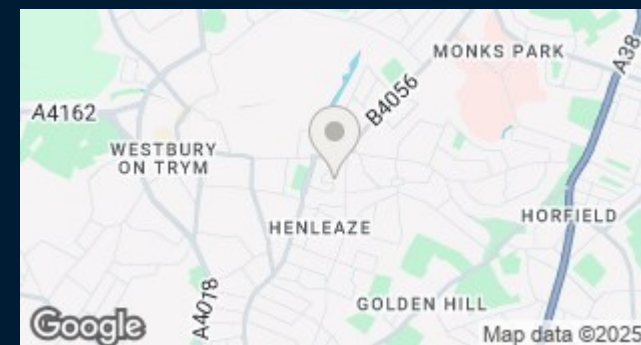
**EPC Rating:** B

**Local Authority:**

**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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