



MAGGS
& ALLEN

7 WESTON CRESCENT
HORFIELD, BRISTOL, BS7 8US
£625,000

A well-balanced 1930s semi-detached three-bedroom property, with off-street parking, garage and a well-sized rear garden. Located on a quiet road and offered to the market with no onward chain.

Ground Floor

Entering the property, the vestibule provides a useful space for storing shoes and coats, with a uPVC door leading to the original front door.

From the hallway you will find access to two understairs storage cupboards, both reception rooms, and the kitchen.

The front reception room is a comfortable size, with a deep bay overlooking the front garden. The rear reception, ostensibly the dining room, features glazed sliding doors that allows a pleasing outlook of the garden and direct access to the patio. The kitchen is fully fitted and features white units, black worktops and integrated appliances including an electric hob, electric oven, electric grill.

First Floor

Ascending the staircase to the first floor landing, notable is particularly attractive encased stained glass window to the side elevation.

From the landing is access to two well-sized double bedrooms, with the rear offering a pleasing outlook of the garden and large swathes of Bristol in the distance. Bedroom three is a well-sized single room located to the front of the property.

Completing the first floor is the family bathroom, comprising a four-piece suite: bathroom, separate shower, WC and basin.

Externally

To the front there is a low-maintenance lawn with some mature shrubs and a red brick boundary wall. Adjacent is a driveway providing off-street parking, and access to the garage - which is powered and in turn leads to the garden.

To the rear you will find a substantial rear garden that is reasonably flat, and features a vast array of mature flowers, shrubs and trees. Accessed immediately from the dining room and kitchen is a sizeable patio, which also extends to the side of the property where you will find gated side access.

The size of the rear garden ensures a sunny aspect throughout the day and offers scope for extending the property subject to necessary permissions.



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

Ashley Down Primary School - Distance: 0.42 miles

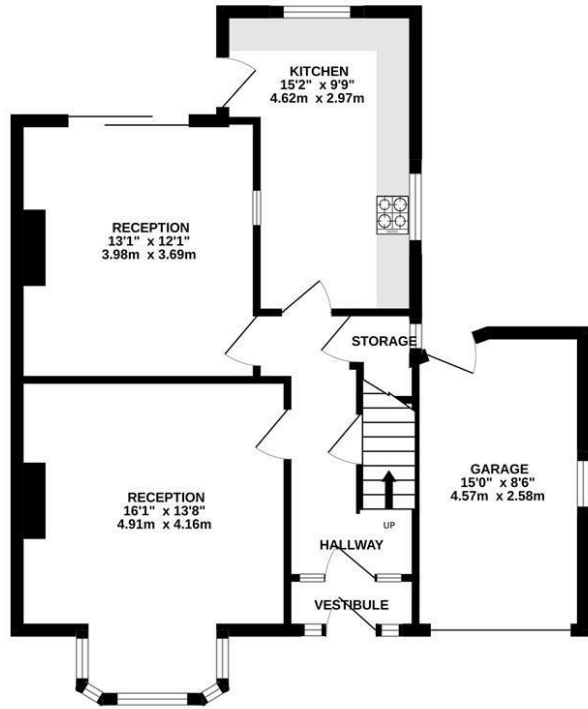
Horfield Church of England Primary School - Distance: 0.47 miles

Filton Avenue Primary School - Distance: 0.55 miles

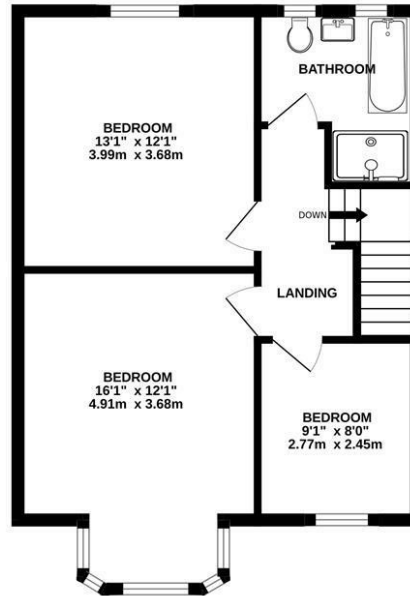
Orchard School Bristol - Distance: 0.71 miles



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.3 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 Metroplan 5.0205



- Three-bedroom 1930s semi-detached property
- Off-street parking and garage
- A quiet crescent close to Gloucester Road
- Wonderful and sizeable rear garden
- An array of attractive original detailing retained internally
- Scope to modernise
- Pleasant, far-reaching elevated views of Bristol
- Offered to the market with no onward chain

Guide Price: £625,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

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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