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& ALLEN

42 METFORD ROAD
REDLAND, BRISTOL, BS6 7LD
£675,000

A 1930s three bedroom terrace family home situated in the prestigious Metford Road. The accommodation comprises lounge, separate dining room, sizeable kitchen, 3 bedrooms, family bathroom and delightful gardens to the front and rear. The property is located within close proximity to Redland Park and close to shops and amenities that Henleaze Road and Whiteladies Road have to offer. Furthermore, the property is within the new Redland Secondary School catchment area. Offered for sale with no upward chain, early enquiries advised.

Ground Floor

The property is entered via original double doors into the vestibule, with a further original front door opening to a wide entrance hall with wood-effect flooring throughout, a staircase rising to the first floor landing and understairs storage.

From the hallway, you will find a bright, bay-fronted reception room retaining a range of original features including picture rails, stripped floorboards and a fireplace encompassing a wood-burning stove.

The second reception room is adjacent and offers further living/dining space, as well as French doors opening to the rear garden, wood-effect flooring and fitted storage and shelving. This space has been knocked through to the extended galley kitchen, creating a fantastic, open-plan area ideal for family living. The kitchen is fitted with a range of wall and base-mounted units with work surfaces, and includes a range of integrated appliances such as a dishwasher, sink with drainer, washing machine, electric oven and gas hob with extractor. Further space is available for a fridge/freezer.

First Floor

To the first floor, you will find three generous bedrooms and a family bathroom.

Bedrooms One & Two are spacious doubles; both benefiting from carpeted flooring and two large fitted wardrobes. The third bedroom is a single, and would also make an ideal home office or study.

The family bathroom is well-appointed, comprising a three-piece suite of L-shaped bath with shower over, toilet and sink with vanity unit.

Externally

From Metford Road, the property is approached through a lawned front garden, with a slabbed pathway leading to the front door.

The rear garden is an excellent size, and is primarily laid to lawn with a patio area and mature borders. Towards the bottom of the garden, you will find a useful garden room which is currently being utilised as a studio/office by the current owner.



Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely 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, whilst neighbouring Westbury Park - on its doorstep - offers an selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

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

Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

Schools

Redland Green School - Distance: 0.21 miles

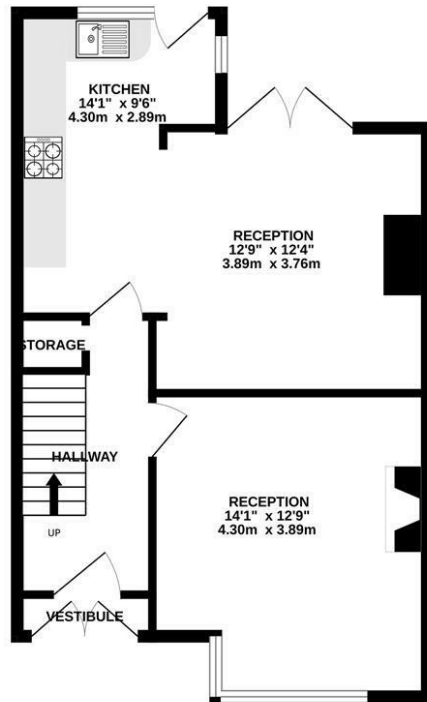
Westbury Park School - Distance: 0.29 miles

St Bonaventure's Catholic Primary School - Distance: 0.34 miles

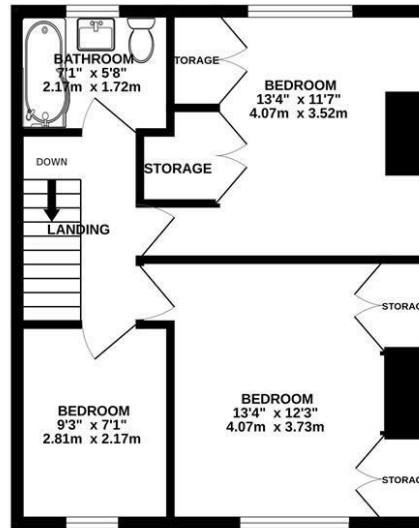
Bishop Road Primary School - Distance: 0.55 miles



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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- Charming 1930s three-bedroom family home
- Extended, open-plan kitchen/dining area
- Three spacious bedrooms, including two doubles and a single
- Contemporary family bathroom
- Well-presented throughout
- Generous rear garden with rear access
- Garden room with power, ideal for a study, home office or studio
- Situated on a quiet road within the Redland Green School APR
- Offered to the market with no onward chain

Guide Price: £675,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

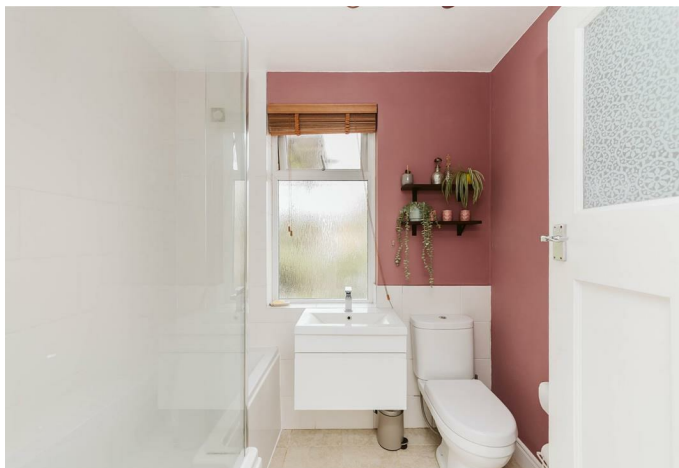
Local Authority: Bristol City Council

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.

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