



MAGGS
& ALLEN

146 CRANBROOK ROAD

REDLAND, BRISTOL, BS6 7DG

£650,000

A light and bright three-bedroom mid-terrace, superbly maintained by its current owner and offering the benefit of a secure garage to rear. Retaining many attractive original features, and offered with no onward chain.

Ground Floor

Upon entering the property, notable is the particularly attractive stain glass that adorns the original front door and illuminates what is a wide and welcoming entrance hallway.

The front reception room is an impressive bay-fronted space with a south-westerly facing aspect, and retains original doorway, picture rails, coving and ceiling rose. Sat adjacent is a second reception, which given its location next to the kitchen makes for an ideal dining room and also retains attractive original detailing. From here is access through patio doors to the decked area.

A kitchen/breakfast room is located towards rear of the property and is well-sized space with windows overlooking the mature garden. Fitted with a range of base and wall-mounted units and a breakfast bar.

Completing the ground floor is a conveniently positioned under-stairs WC.

First Floor

Mirroring the ground floor hallway, the landing is wider than average, and retains original attractive bannisters and handrail, providing access to each of the bedrooms, bathroom and featuring a useful storage cupboard.

Both double bedrooms are well-sized, and retain their original detailing in the form of fireplaces complete with hearths, and picture rails. A single bedroom - currently used as an office - and a three-piece bathroom comprising bath with shower over, WC and basin complete the first floor. All rooms are fitted with uPVC double glazing, and are in excellent condition.

Externally

One of the many attractive features of 146 Cranbrook Road is the pretty approach from street level; featuring two mature trees, tessellated pathway and newly laid chippings leading to an attractive arched porch entrance.

To the rear, the owners have meticulously created a fabulous garden that is split into three distinct areas. Accessed immediately from both the kitchen and dining room is a conveniently positioned decked area that benefits from a sunny aspect in the morning.

Steps lead down to a level lawn area with a beds containing mature shrubs, and a pathway leading to the rear section of the garden. Screened through a combination of attractive plants and fencing, this is a particularly nice spot for relaxing and benefits from a sunny aspect into the early evening as well as providing access to the garage and rear lane.



Schools

Redland Green School - Distance: 0.22 miles

Bishop Road Primary School - Distance: 0.42 miles

Westbury Park School - Distance: 0.48 miles

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.

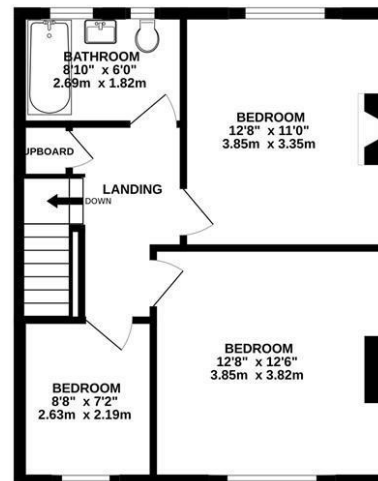
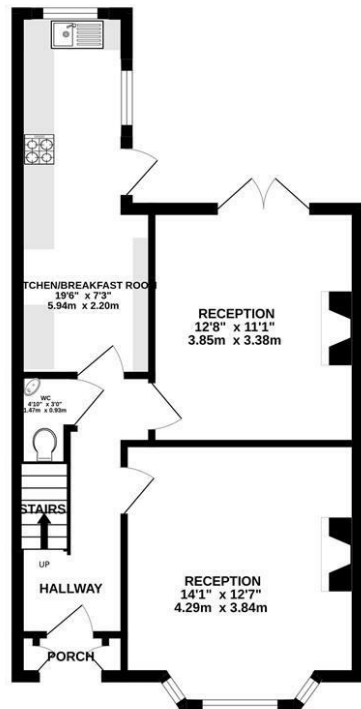
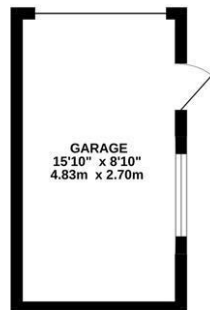
Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.



GARAGE
140 sq ft. (13.0 sq.m.) approx.

GROUND FLOOR
521 sq ft. (48.4 sq.m.) approx.

1ST FLOOR
490 sq ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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- A light and bright mid-terrace three-bedroom property
- Retaining an array of original details
- Secure garage to rear
- Mature, meticulously cared-for rear garden
- Pretty approach set back from the road
- Well-proportioned rooms
- Redland Green School catchment area
- Offered with no onward chain

Guide Price: £650,000

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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