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121 OVERNDALE ROAD  
DOWNEND, BRISTOL, BS16 2RN  
£600,000



A beautifully-extended, detached 1930s family home sitting within a sizeable plot set back from the road. Offering an abundance of living space, four/five bedrooms, off-street parking and generous gardens.

### Ground Floor

Internally, the home is both spacious and versatile. A welcoming enclosed veranda leads into a central hallway, providing access to the ground floor rooms and staircase to the first floor. The ground floor currently includes a front reception room used as a games room, complete with original 1930s ceiling beams, and a flexible downstairs bedroom or guest room. Adjacent, you will find a four-piece family bathroom comprising a large bath, corner shower, toilet and sink.

At the heart of the home is a stunning open-plan kitchen and breakfast area with central island, comprising a range of solid wood units with granite work surfaces. The kitchen benefits from integrated appliances, a range cooker, and dual windows overlooking the gardens.

Off the kitchen, a few shallow steps lead to a useful conservatory; providing space and plumbing for a washing machine and tumble dryer, and doubling as a further reception room.

Situated at the rear of the house is a substantial extension, creating a fantastic living/dining space with two sets of French doors opening to the rear garden, as well as a wood-burning stove.

### First Floor

To the first floor, the property features three bedrooms and a family bathroom.

The main bedroom is a generous size, with vaulted ceilings, skylights, fitted wardrobes and an en-suite shower room. The second bedroom is also a large double, with vaulted ceilings and dual-aspect windows overlooking the gardens. The third bedroom is a good single, and would make an excellent home office or study.

### Externally

The property sits at the centre of a generous plot, with a large front lawn area and driveway providing ample off-road parking, leading to a car port. There is lapsed planning permission for the erection of a garage in this space.

To the rear, the gardens continue to impress; offering a range of patio and decked seating areas, as well as a sizeable lawn. The wrap-around nature of the garden allows for sunlight to be enjoyed throughout the day and into the evening.

Nearby, there are a number of countryside walks and green spaces, including a local cricket club.

### Location

Downend, birthplace of W.G. Grace, is a leafy suburban area on the northeastern edge of Bristol, within South Gloucestershire, known for its quiet residential streets, Victorian and Edwardian houses, and strong sense of community.

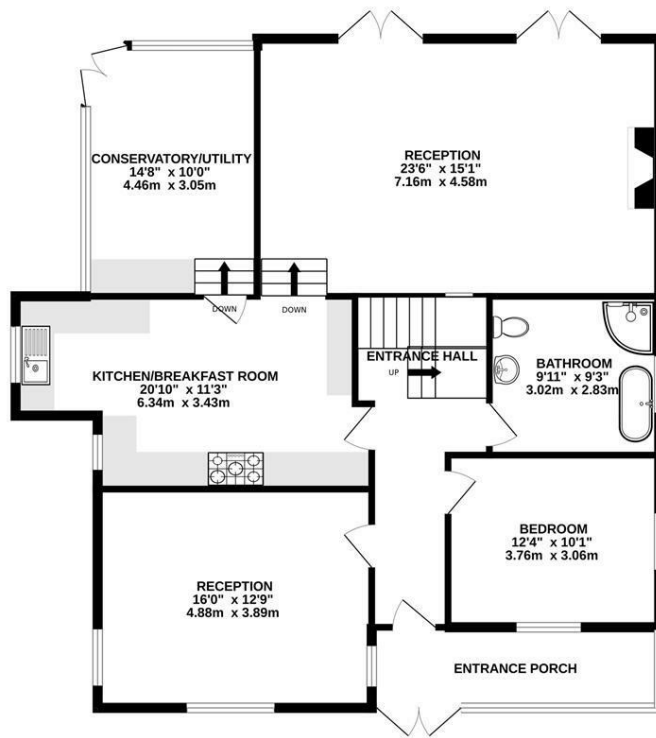


It has a traditional high street with independent shops, cafés, and local services, and is bordered by large green spaces such as King George V Playing Fields, making it popular with families. Downend is also historically notable as the birthplace of aviation pioneer Sir Morien Morgan and associated with inventor Sir George White, founder of the Bristol Aeroplane Company. With good schools, convenient transport links into Bristol, and a welcoming, village-like feel, Downend blends suburban comfort with easy access to the city.

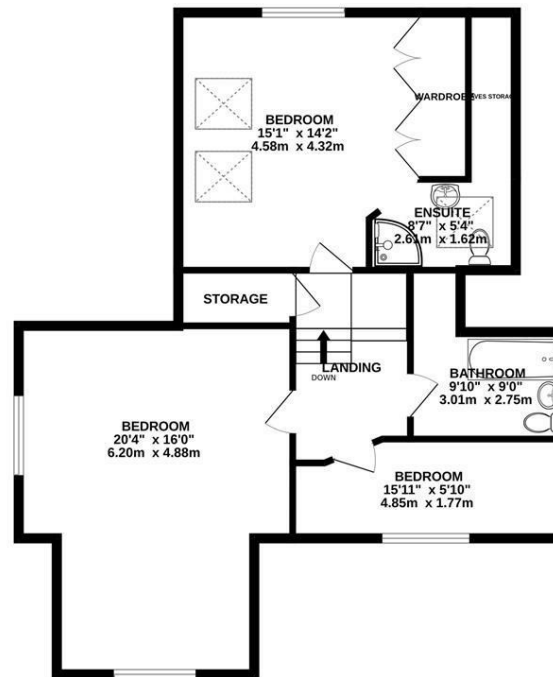




**GROUND FLOOR**  
1310 sq.ft. (121.7 sq.m.) approx.



**1ST FLOOR**  
835 sq.ft. (77.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2145 sq.ft. (199.3 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.  
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- Detached 1930s family home
- Flexible accommodation, offering 4/5 bedrooms
- Open-plan kitchen/breakfast room
- Generous living space, with multiple reception rooms
- Master bedroom with en-suite
- Sitting within a sizeable corner plot, set back from the road
- Ample off-street parking, with carport and potential to erect a garage
- Wrap-around gardens, offering sunlight throughout the day

**Guide Price:** £600,000

**Tenure:** Freehold

**Council Tax Band:** E

**EPC Rating:** D

**Local Authority:** South Gloucestershire 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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