



MAGGS
& ALLEN

2 WESTON CRESCENT
HORFIELD, BRISTOL, BS7 8UT
Asking Price £750,000

A substantial (approx. 1916 sq.ft) 1930's three/four bedroom property with off-street parking and integral garage, located on a quiet road with lovely green spaces in close proximity. Retaining some attractive original detailing and offering a substantial garden on three aspects. An outstanding family home.

Ground Floor

Perhaps most notable of the original features retained is through the entrance hallway; the original front door opens into a wide hall with handsome panelling to both walls and the original staircase intact (with under-stair storage).

This in turn opens through double doors into the living spaces, divided across a bay-fronted lounge area with characterful recesses, and a substantial open-plan dining area with French doors leading to the rear garden. The lounge and dining area can be separated by way of folding doors to suit. Sat adjacent to the dining area is a large kitchen/breakfast room, fitted with a range of matching base and wall-mounted units and featuring a peninsula breakfast bar. The kitchen is well-maintained and offers ample space for storage and appliances. From here is additional access to the rear garden.

Completing the ground floor is a third reception room which may also be utilised as a further bedroom. This room offers views of the front garden, and located from here is a three-piece bathroom with WC, basin and bath.

First Floor

Measuring 784 square feet - not including the substantial eaves storage available on this level - the first floor comprises three bedrooms, a dressing room, main bathroom plus an en suite from the master; all of which is accessed from a light and bright, wide landing.

The master is notable due to its size and offering lovely views of the surrounding green spaces, and benefits from a dual aspect dressing room/area adjacent, in turn leading to a three-piece en suite shower room.

Bedroom two is a comfortable double also, and benefits from fitted wardrobes to the far wall, and elevated views from the rear aspect. Bedroom three is currently utilised as an office, but would make for a very comfortable single bedroom.

Completing the first floor is a four-piece bathroom with low-level bath, WC, bidet, and hand wash basin.

Externally

One of the many highlights of this property is the garden. Wrapping around the property on three aspects, it hosts a number of meticulously cared for mature shrubs and trees, a substantial lawned area to front, and to rear a patio accessible from both the kitchen and dining room.

Off-street driveway parking to the front of the property comfortably accommodates two vehicles, and from here is access to what is a sizeable, secure garage.



Vendor's Comments

"We loved the house from the moment we walked in the door. There is nothing about living in this property we haven't loved, and if it weren't for our longing to be out in the country for the sake of our pets, we would likely consider it our forever home.

On bonfire night and other occasions where there are fireworks, we have a great view across the city from our upstairs windows.

The previous owner planted extensively throughout the front, side and rear gardens to ensure there was something blooming in different areas for most of the year, and we have tried to save as much of that as possible whilst improving the property.

Our proximity to Gloucester Road with its shops and cafes has meant that we can walk to them and not have to worry about parking, and there are good bus links nearby. We've absolutely loved this about our location."

Location

Weston Crescent lies on the borders of Henleaze and Horfield, providing two highly regarded high streets in close proximity - Gloucester Road with its vast array of independent shops, cafes & restaurants including Burra café, Pinkmans' Bakery and FED 313, and Bottles & Books, and 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.

The area of Horfield 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.

Schools

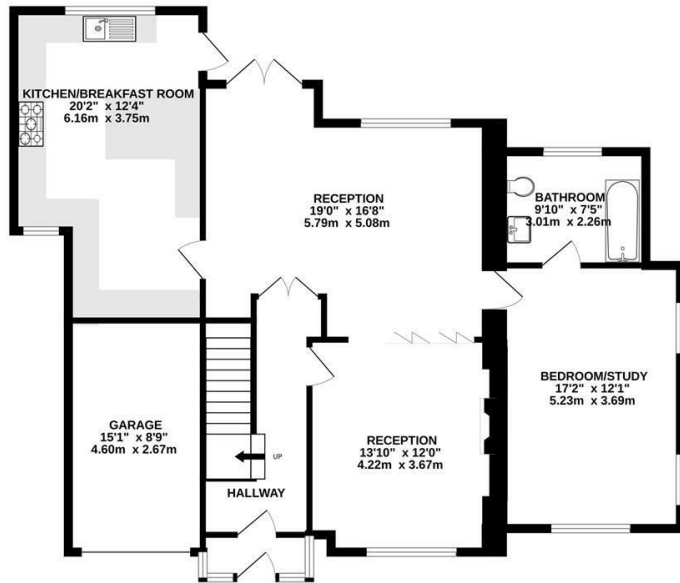
Ashley Down Primary School - Distance: 0.44 miles

Horfield Church of England Primary School - Distance: 0.45 miles

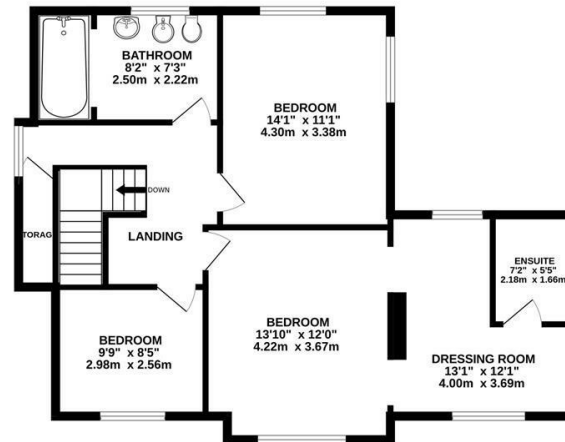
Orchard School Bristol - Distance: 0.69 miles



GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.8 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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- An attractive and substantial (1915 sq.ft.) three/four bedroom family home
- Off-street parking for multiple vehicles
- Integral garage
- Mature garden to three aspects
- Close to beautiful green spaces and Gloucester Road
- Located on a quiet road
- Offering flexible accommodation with option to have three or four bedrooms
- Three bathrooms
- Two reception rooms plus kitchen/breakfast room

Guide Price: £750,000

Tenure: Freehold

Council Tax Band: F

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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