



MAGGS
& ALLEN

15 HARFORD CLOSE
COOMBE DINGLE, BRISTOL, BS9 2QD
£450,000

A beautifully-maintained, three-bedroom mid-century townhouse benefiting from generous reception rooms, a beautiful open-plan kitchen/diner, as well as a garage and off-road parking.

Ground Floor

Opening into a spacious entrance hall, with tiled flooring and access to a downstairs WC and storage cupboard, with a staircase rising to the first floor landing. Towards the end of the hall, the space opens into a spacious and contemporary open-plan kitchen/diner, which has been expertly opened up by the current owner. The kitchen is well-appointed, and comprises a range of wall and base-mounted units with black quartz work surfaces and cream gloss fronts. Integrated appliances include double electric ovens, five-ring gas hob with extractor over, stainless steel sink and a glass-fronted drinks fridge. The remainder of the room is currently utilised for dining, but could comfortably accommodate further living space, with large, sliding glass doors offering level access to the rear garden.

First Floor

From the first floor landing, a doorway opens into a generous, L-shaped reception area with multiple windows to dual aspects allowing for an abundance of natural light throughout the day. This area is currently used as a lounge, with a study/library area towards the rear of the property overlooking the private rear garden. This could easily be partitioned in order to serve as a fourth bedroom. Sliding glass doors open directly onto a sunny, south-westerly facing balcony, spanning the width of the property and providing a private space to enjoy the sunlight throughout the afternoon and evening.

Second Floor

Rising to the second floor, you will find a loft hatch accessible via the landing, as well as three double bedrooms and a family bathroom, with bedrooms 1 & 2 benefiting from built-in wardrobes. The bathroom is beautifully fitted, and encompasses a four-piece white suite of toilet, sink, bath with wall-mounted mixer tap and corner shower unit with rainfall shower over.

Externally

To the front, the property benefits from a tarmac driveway leading to an integral single garage, complete with a block-paved courtyard area and brick-built raised flowerbeds.

The rear garden offers a tranquil, private environment and benefits from a south-westerly facing aspect. The space is primarily laid to patio, with beautifully-maintained raised borders to the rear of the garden and mature trees to the rear border.

To the side of the garden, there is an area of land owned by the property, that could be further utilised as additional parking, or an extension of the rear garden subject to the necessary permissions.

Location

Coombe Dingle is a suburban area located in the northwest of Bristol, nestled between the larger neighborhoods of Henleaze, Westbury-on-Trym, and Stoke Bishop. This picturesque district is characterized by its leafy residential streets, green spaces, and close proximity to the natural beauty of the nearby Blaise Castle Estate and the River Trym.

Coombe Dingle is known for its tranquility and charm, offering a more peaceful, semi-rural atmosphere compared to the hustle and bustle of central Bristol. The area features a mix of housing, from traditional 20th-century homes to modern developments, making it an attractive location for families and professionals alike.

Bristol's famous University of Bristol sports facilities, such as the Coombe Dingle Sports Complex, are also located here, offering a range of outdoor sports and recreation. With its easy access to major roads like the M5 motorway and nearby public transport links, Coombe Dingle is well-connected to the rest of the city, providing a perfect blend of convenience and serenity.

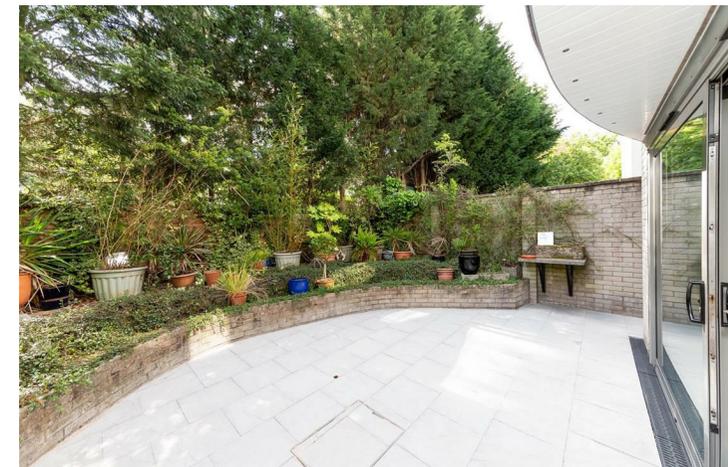
Local Schools

Sea Mills Primary School approx. 0.7 miles

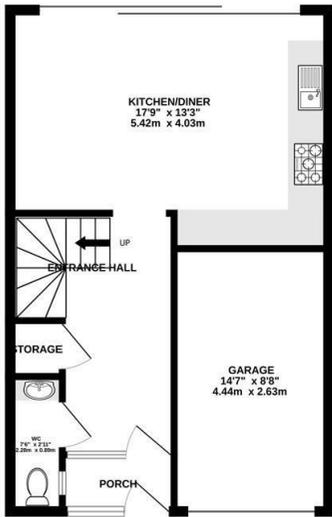
Stoke Bishop Church of England Primary School approx. 0.7 miles

St Bede's Catholic College approx. 0.8 miles

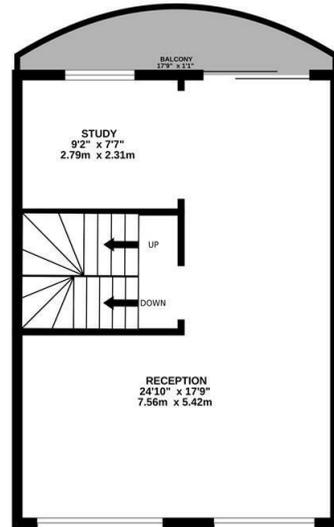
Blaise High School approx. 1.1 miles



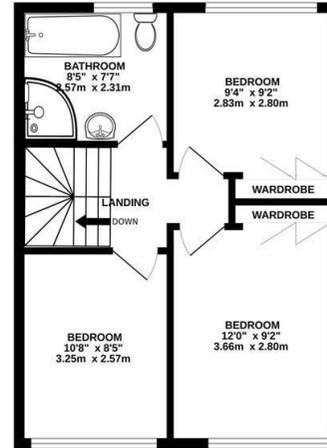
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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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- Townhouse with three double bedrooms
- Fabulous open-plan kitchen/diner, with direct garden access
- Generous, L-shaped reception room
- First floor balcony with a south-westerly aspect
- Contemporary four-piece family bathroom
- Private, sunny rear garden
- Garage and off-road parking

Guide Price: £450,000

Tenure: Freehold

Council Tax Band: D

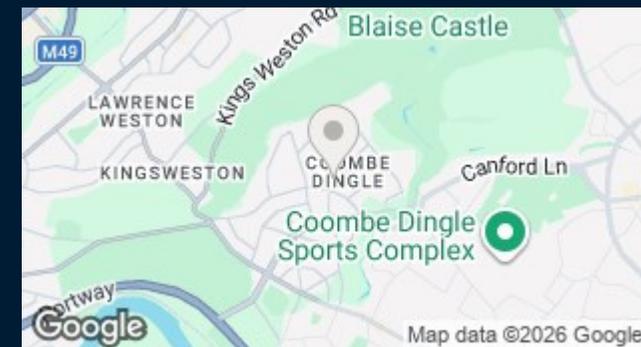
EPC Rating: C

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. Please contact the office to confirm any details.





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