



MAGGS  
& ALLEN

251 CHARLTON ROAD  
BRENTRY, BRISTOL, BS10 6JS  
£365,000

A sizeable two-bedroom semi-detached property with planning permission to extend to a 4-bed, offering substantial outside space, off-street parking and garden office located in a convenient location.

## Summary

Entering into the property, you will be met by a smart hallway with storage under-stairs, and access to each of the living spaces. To the front of the property is a pleasant bay-fronted living room with wood flooring and electric fire. To the rear is a well-sized kitchen/diner featuring a range of matching base and wall-mounted units and an island, leading to a sunny conservatory. Completing this level is a utility cupboard and WC.

Ascending to the first floor, you will find each of the bedrooms. The master is an excellent size spanning the width of the property, overlooking the front garden and offering built-in storage. Bedroom two offers an outlook of the rear garden, is also a double room, and offers built-in storage. Completing the first floor is a modern, four-piece bathroom comprise of a bath, basin, WC and walk-in shower enclosure complemented by smart tiling and black fittings.

Externally, the property certainly doesn't disappoint. To the front there is a large front garden featuring borders and a path leading to the house, and large driveway allowing off-street parking for multiple vehicles. To the rear is a garden featuring borders on three sides, a large decked area ideal for al fresco and dining, and a modern garden office with power. Completing the external aspect is a patio accessible immediately from the conservatory.

We understand there is planning permission in place to extend the property. The plans involve the addition of a two-storey extension, providing an additional bathroom, reception room, utility, ground floor WC and making the property a four-bedroom dwelling.

## Location

Brenty is situated in the northern part of Bristol, offering easy access to both the city centre and the beautiful countryside of South Gloucestershire. It is well-connected to major roads and public transportation routes, making it convenient for commuting to work or exploring the surrounding areas.

Despite being close to the city centre, Brenty is surrounded by green spaces and parks, providing residents with opportunities for outdoor activities, leisurely walks, or simply enjoying nature. The nearby Blaise Castle Estate and Blaise Castle are popular destinations for locals and visitors alike. The nearby Cribbs Causeway offers a wide range of shops, restaurants, entertainment options, and leisure facilities, including a cinema and a bowling alley.

## Schools

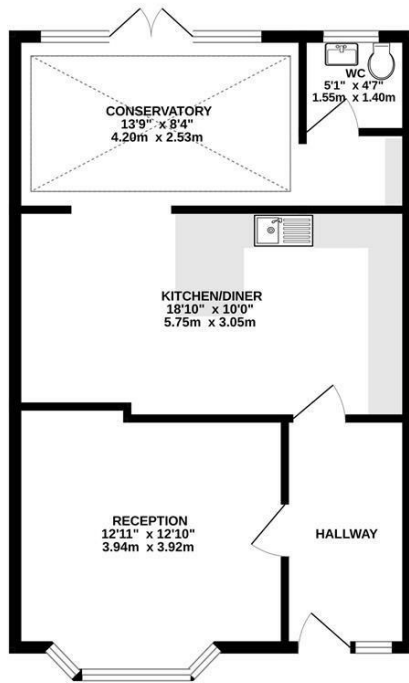
Brenty Primary School - Distance: 0.45 miles

Little Mead Primary Academy - Distance: 0.6 miles

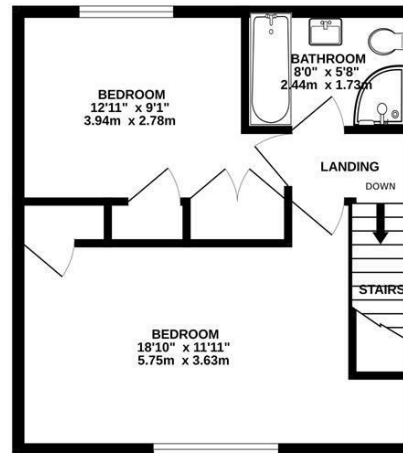
Bristol Free School - Distance: 0.93 miles



**GROUND FLOOR**  
573 sq.ft. (53.2 sq.m.) approx.



**1ST FLOOR**  
407 sq.ft. (37.8 sq.m.) approx.



**TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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- Semi-detached property with substantial gardens
- Off-street parking available for multiple vehicles
- Sizeable, sunny rear garden
- Modern garden office ideal for working from home
- Well-sized living spaces
- Two bedrooms
- Convenient location
- Planning permission granted and in place to extend, allowing for a four-bedroom dwelling.

**Guide Price:** £365,000

**Tenure:** Freehold

**Council Tax Band:** B

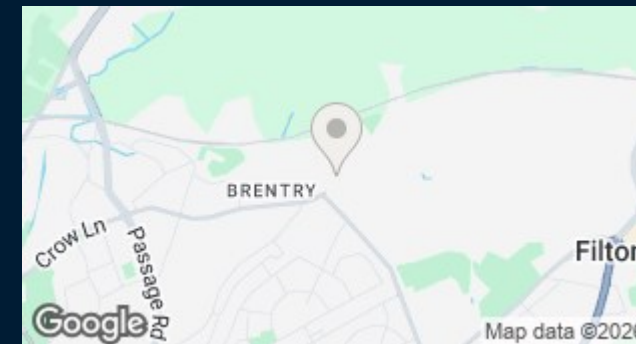
**EPC Rating:**

**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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