



MAGGS
& ALLEN

7 FALLODON WAY
HENLEAZE, BRISTOL, BS9 4HR
Guide Price £825,000

A substantial, natural four bedroom, 2 bathroom, semi-detached family home with garage and parking positioned just off Henleaze High Street within the popular Falldon Way. Containing many of its original period features including picture rails and feature fireplace.

The accommodation comprises of a welcoming hallway with solid wood herring bone style flooring, spacious front sitting room with bay and rear reception room which opens onto the lawned rear garden via sliding patio doors. There is a fully fitted kitchen with side and rear access.

To the first floor there are four bedrooms with a notably larger master bedroom with front facing bow window bay and en-suite shower room, family bathroom and downstairs cloakroom/WC.

A front garden separates the property from the road. To the rear, a good sized enclosed garden is laid predominantly to lawn, with a wide range of mature shrubs and flowers beds.

The property is approached through a low fence through the front garden path up to shallow storm porch with outside lighting. Long drive to the side providing ample off street parking spaces with garage to the rear with up and over door and access to the rear garden.

St Ursula's E-ACT Academy approx. 0.41km

Henleaze Junior School approx. 0.43km

Henleaze Infant School approx. 0.46 km

Location

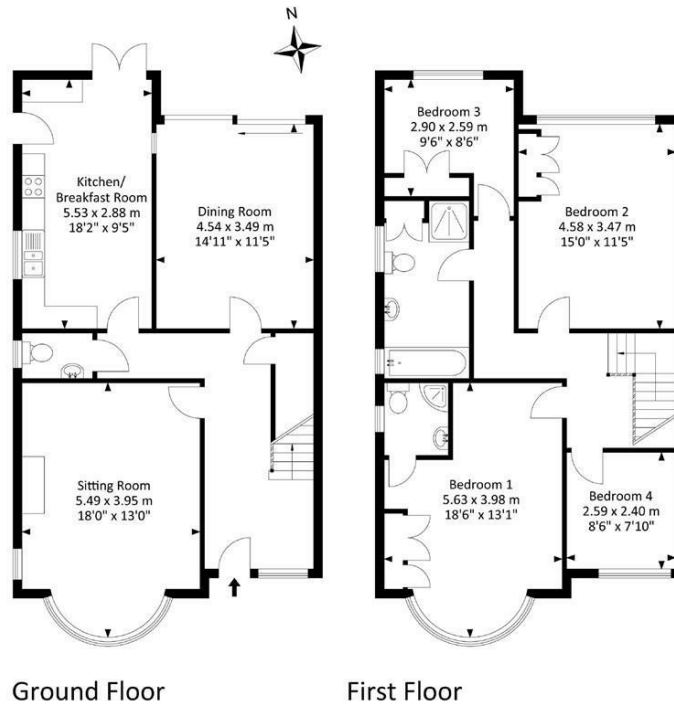
This home is situated in a prime location within Henleaze, close to the amenities on Henleaze High Street including traditional high street shops such as a greengrocers, butchers, cafes & restaurant as well as a Waitrose and the historic 'Orpheus' cinema as well as the incredibly popular Westbury Park gastro pub and the open space of Durdham Downs. For the commuter there are excellent links to the M4/M5 motorway networks and Bristol City Centre.

Directions

From the Maggs & Allen office on Northumbria Drive, head towards Henleaze. Go straight across the mini roundabout onto Henleaze Road. Turn right onto Falldon Way.



Fallodon Way, Bristol, BS94HR
Approx. Area 1495.0 Sq.Ft - 138.90 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.

- Situated in Henleaze
- 4 Bedrooms
- Garage
- Off street parking
- A substantial 1930s semi-detached property

Guide Price: £825,000

Tenure: Freehold

Council Tax Band:

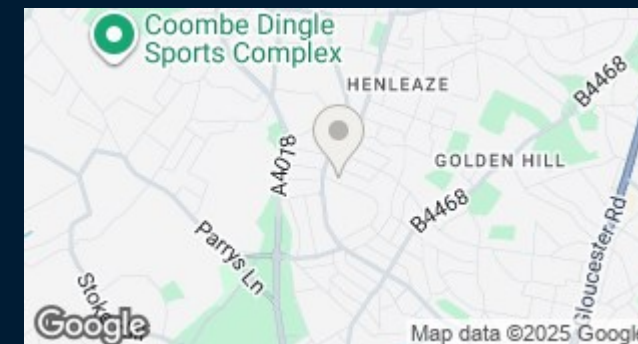
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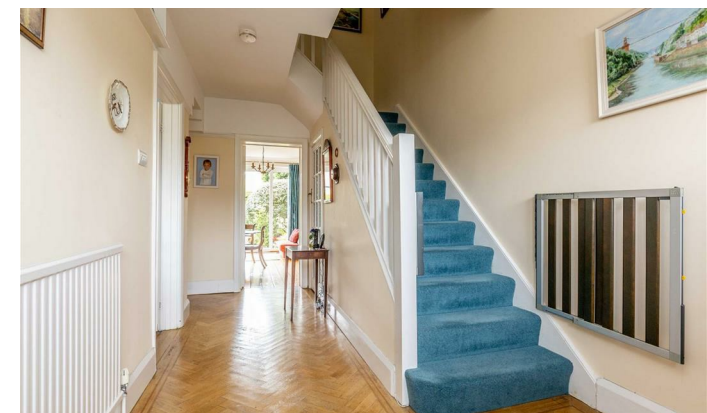
Local Authority:

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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