



MAGGS
& ALLEN

6 HOBHOUSE CLOSE
HENLEAZE, BRISTOL, BS9 4LZ
Guide Price £525,000

A delightful, three-bedroom, Neo-Georgian terraced property on a popular close in Henleaze, offering plenty of green space, a peaceful location and surrounded by trees. The property has a fantastic open plan living/dining room, front and back gardens, garage and rear access.

You are first greeted by a lovely front garden with a paved pathway to the front door. As you enter there is a hallway with a spacious storage cupboard. On your right you have the large open plan living/dining room which provides superb living space. There is lots of natural light provided by the double-glazed round bay window which overlooks the green as well as sliding doors to the rear garden accessed from the dining area.

There is a kitchen to the rear which provides cream and wall and base units, double oven, fridge-freezer. From here you can access the utility room with storage cupboard and space for washing machine. This then leads to a downstairs w/c.

Upstairs, there is a spacious landing with storage cupboard, three bedrooms and a family bathroom with modern fitted suite. The first double room has built-in cupboards, floor to ceiling windows overlooking the rear of the property allowing lots of light. The second sizeable double has built-in cupboards and views over the Green. The third bedroom is well-proportioned and has a cupboard. This room is currently being used as a study.

There is a sunny rear garden with patio and low maintenance shrubs and rear access. The garage is a good size, has electric doors and can be accessed from the rear garden No Onward Chain.

Please note the vendor of this property is connected with Maggs & Allen.

St Ursula's E-ACT Academy approx. 0.72km
 Henleaze Infant School approx. 0.75km
 Westbury-On-Trym Church of England Academy approx. 0.76km
 Horfield Church of England Primary School approx. 0.80km

Location

Hobhouse Close is a highly regarded and extremely desirable address within Henleaze, located a very short distance from Henleaze High Street within a quiet back water development. Within very close proximity there are many amenities on including traditional high street shops such as a greengrocers, butchers, bakers, cafes and restaurants. There are excellent local pubs, a Waitrose and even a local cinema. For the commuter there are excellent links to the motorway network via the nearby arterial road to the M4/M5 and also Bristol City Centre.

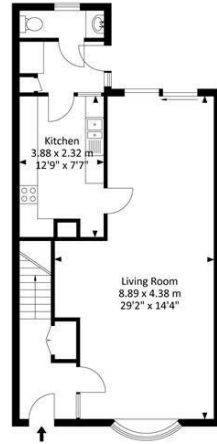
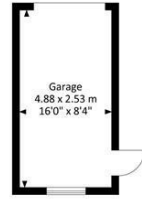
Directions

From the Maggs & Allen office continue along Northumbria Drive towards Henleaze. Go straight across the mini roundabout and go straight along Henleaze Road, follow Henleaze Road along until you come to a park on your left-hand side. Take the turning opposite on the right into Pycroft Avenue and follow the horse shoe around until it becomes Broadleys Avenue. The Hobhouse Close development is on your right-hand side overlooking the central green.

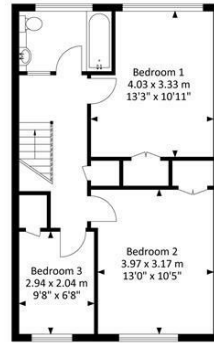


6 Hobhouse Close, Henleaze, Bristol, BS9 4LZ

Approx. Area 112.9 Sq.Ft - 1215.4 Sq.M
(Total area includes garage)



Ground Floor



First Floor

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.

- A Delightful Neo-Georgian Terraced Property
- 3 Bedrooms
- Open Plan Living/Dining Room
- Garage
- Front & Rear Gardens
- No Onward Chain

Guide Price: £525,000

Tenure: Freehold

Council Tax Band: D

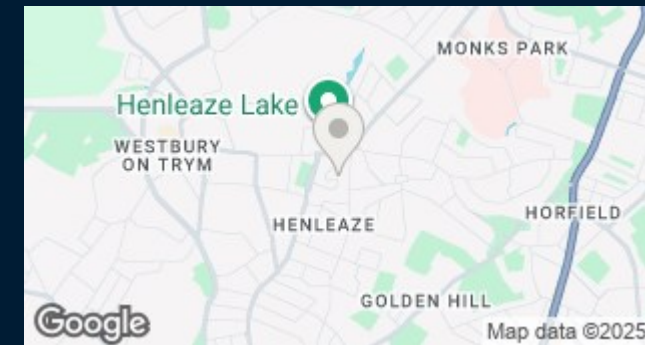
EPC Rating: C

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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