



MAGGS
& ALLEN

27 THORNFIELD ROAD
BRENTY, BRISTOL, BS10 6FB
£435,000

An attractive, modern family home located on a quiet road within Repton Grange. Offering four bedrooms, two bathrooms, a private rear garden and garage.

Ground Floor

Entering into a generous hallway with wood-effect flooring throughout, opening to a ground floor WC, storage cupboard, and in turn the principal rooms.

To the front of the property, you will find a contemporary, bay-fronted kitchen/diner with a well-appointed kitchen comprising a range of wall and base-mounted units with work surfaces. Integrated appliances include an electric oven and grill, gas hob with extractor, dishwasher and washing machine. There is further space available for a large fridge/freezer, and ample space for a dining table.

Spanning the width of the house, is a generous lounge with double doors opening onto the rear garden.

First Floor

On the first floor, you will find three bedrooms; two are spacious doubles, and the remaining bedroom is a single - utilised by the current owners as an office space.

Completing this floor is a contemporary family bathroom, comprising a modern three-piece suite of bath with shower over, toilet and sink.

Second Floor

The second floor encompasses the master suite; a large, double bedroom with an abundance of storage space and fitted wardrobes. A large skylight and pocket dormer allow for natural light to fill the room throughout the day.

Off the bedroom is a well-appointed en-suite shower room, comprising a toilet, sink and shower cubicle.

Externally

To the rear, the garden is accessed via double doors from the lounge and offers a private feel, with separate areas laid to artificial turf, patio and bark chippings. Rear access is available, opening to Thornfield Road.

The property also benefits from a garage, big enough for two cars, which is open to the rear and leads to a private car parking space.

Location

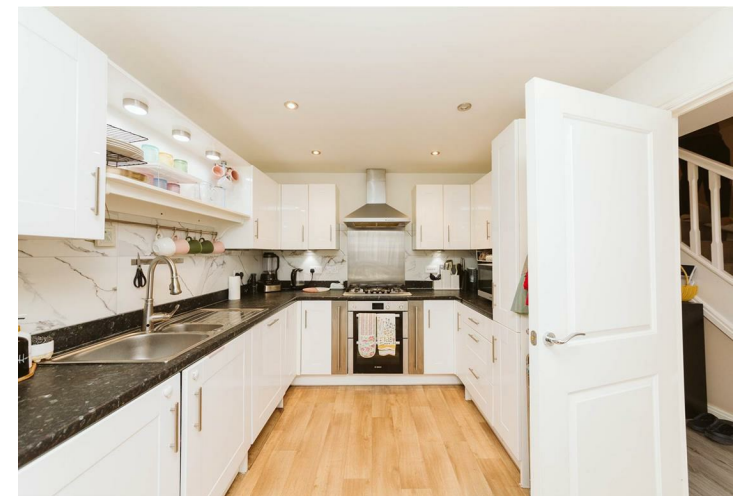
The Thornfield road development is situated adjacent to the protected woodland on Brentry Hill, off Passage road. The home offers a quiet cul-de-sac and far-reaching views over North Bristol from South Wales to Cribbs Causeway. Bentry is situated in the northern part of Bristol, offering easy access 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. There is easy access to the Westbury-on-Trym village and upcoming Brabazon arena.

Despite being close to the city centre, Bentry 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.

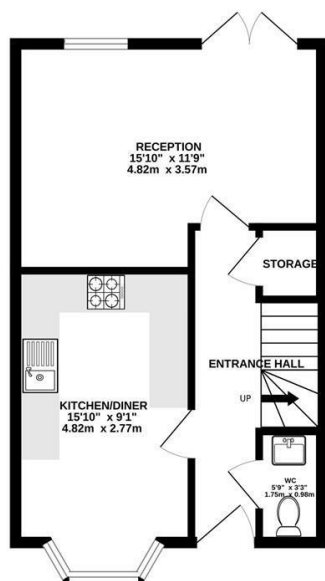
Service charge

We have been advised by the Vendor that there is a service charge payable of approx. £280 per annum, paid quarterly, which covers maintenance of the development's gardens and immediate surrounds, and general maintenance of the development.

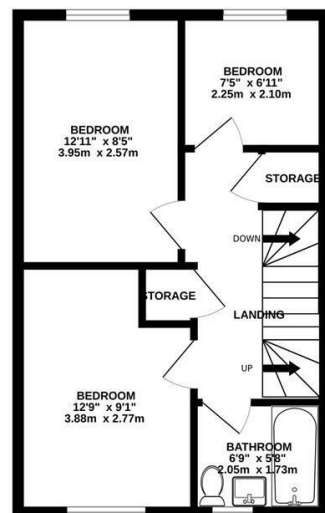
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



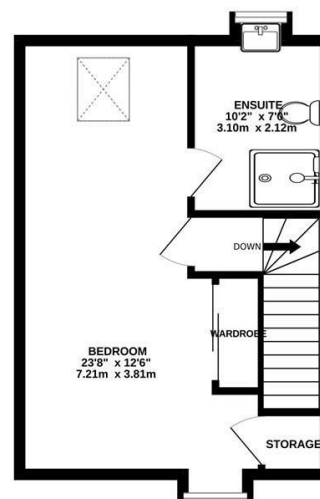
GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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- Spacious four-bedroom modern family home
- Bright bay-fronted kitchen/diner
- Generous lounge with double doors opening onto the private rear garden
- Two well-appointed bathrooms
- Private, enclosed rear garden
- Modern finishes throughout
- Conveniently located near local schools, shops, and excellent transport links
- Garage and off-road parking

Guide Price: £435,000

Tenure: Freehold

Council Tax Band: D

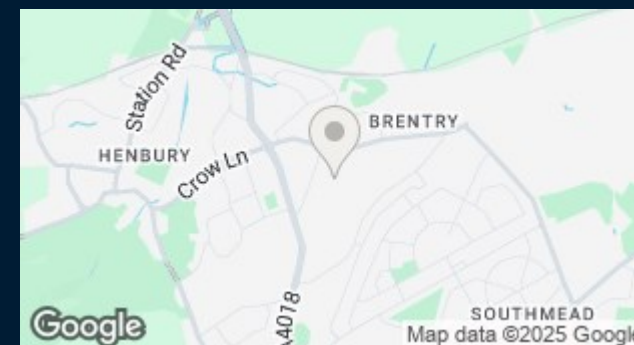
EPC Rating: B

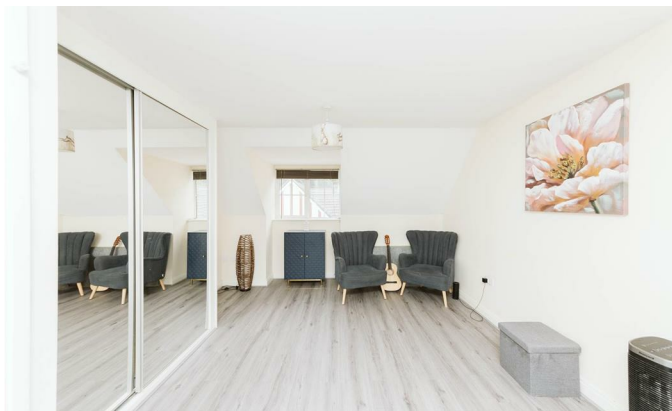
Local Authority: Bristol City Council

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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