



MAGGS  
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3 PHOENIX GROVE  
HENLEAZE, BRISTOL, BS6 7XX  
£700,000

Located in a quiet residential spot between Gloucester Road and Henleaze Road, comes this well-presented 1920s family home. Offering four bedrooms, two reception rooms, a south-westerly facing rear garden and double garage.

### Ground Floor

The property is entered via an original front door, with an attractive, leaded stained glass surround allowing natural light to flood the entrance hall - which provides access to a ground floor WC, and in turn the principal rooms.

The front reception room is bright and spacious, featuring high ceilings, a central multi-fuel burning stove, picture rails, cornicing and a large bay window overlooking Phoenix Grove.

The second reception room provides further living or dining space, featuring fitted shelving and storage occupying the recesses either side of the chimney breast and a large, floor-to-ceiling bay with French doors opening onto the rear patio.

Open to the second reception room is an extended galley kitchen; comprising a range of wall and base-mounted units with high gloss fronts and wood-effect working surfaces. Space is available for a range cooker, fridge/freezer, washing machine and dishwasher. From the kitchen, a PVC door opens to the rear garden.

### First Floor

Via a wide landing, you will find two generous, airy double bedrooms, in addition to a single bedroom which could be utilised as a home office or study. There is also a family bathroom on this level, which comprises a three-piece suite of bath with shower-over, WC and sink. A second staircase rises from the landing to the second floor.

### Second Floor

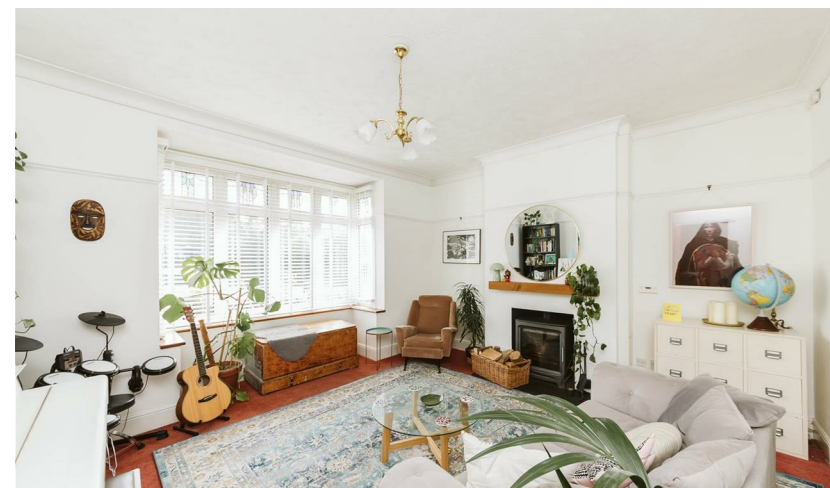
Occupying the entirety of the second floor is a spacious main bedroom, benefiting from a large storage cupboard and eaves storage. Twin skylights allow an abundance of natural light to flood the space, and in turn provide rooftop views of the surrounding locality.

Adjacent, sits an en-suite shower room complete with a corner shower unit, toilet, sink and bidet, with a skylight above.

### Externally

The front garden is primarily laid to patio with surrounding flowerbeds and a pretty, low level brick wall to the borders. A concrete pathway leads to the front door.

To the rear of the property, you will find a sizeable, south-westerly facing rear garden - ideal for families, and primarily laid to lawn with a patio area providing ample entertainment space. Towards the rear of the garden, a gate provides rear access, as well as access to an extremely useful double garage with side access and an automated door to the front.



## Location

Henleaze is a suburban gem with good quality housing largely developed 1920's a, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Henleaze Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and superb convenience.

## Schools

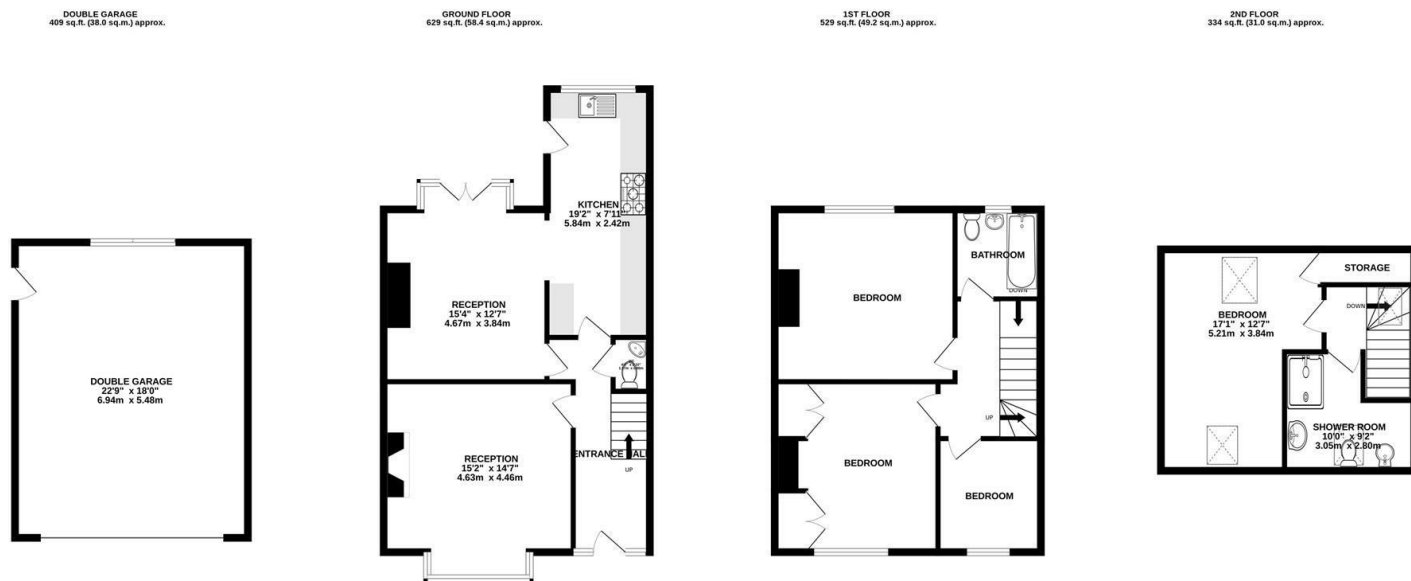
Henleaze Junior School approx. 0.1 miles

Bishop Road Primary School approx. 0.4 miles

Westbury Park School approx. 0.6 miles

Redland Green School approx. 0.7 miles





**TOTAL FLOOR AREA : 1902 sq.ft. (176.7 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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- A well-presented, 1920s family home
- Four bedrooms, including a large main bedroom with en-suite to the second floor
- Two generous reception rooms
- Extended galley kitchen
- Retaining some attractive period features
- A sizeable, south-westerly facing rear garden
- Double garage
- Redland Green School catchment
- Offered to the market with no onward chain

**Guide Price:** £700,000

**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:** C

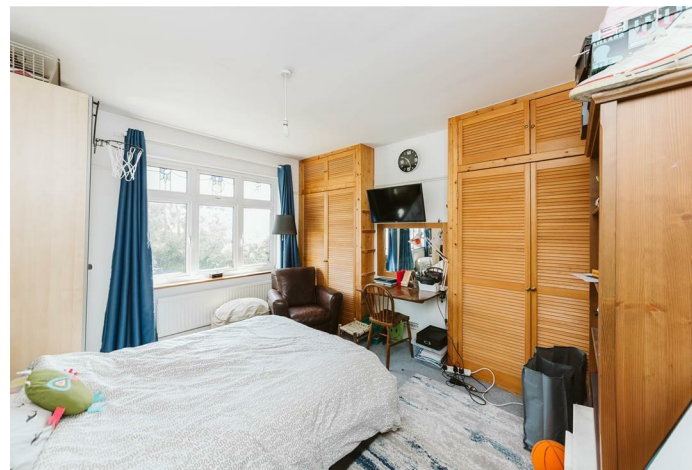
**Local Authority:** Bristol City Council

**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.

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