



MAGGS  
& ALLEN

367 SOUTHMEAD ROAD  
WESTBURY-ON-TRYM, BRISTOL, BS10 5LW  
£400,000

An extended, three bedroom family home boasting a range of period features, a generous garden, garage and off-street parking. Located conveniently within a short walk of Southmead Hospital and surrounding amenities.

## Internally

An obscured glass front door opens to the entrance hall, with stripped floorboards throughout and access to the staircase and understairs storage cupboard. At the end of the hall, you will find a useful downstairs shower room, complete with toilet, sink and corner shower unit.

The hallway also provides access to two reception rooms, with the sitting room benefiting from a square bay window to front. The second reception room also features stripped floorboards, and is open to a bright, extended kitchen/diner which spans the width of the house and comprises a range of wall and base-mounted solid wood units with butchers block work surfaces, complete with a Belfast-style sink, and space for a range cooker and dishwasher. The remainder of the extension provides ample space for a dining table, and large French doors open to the rear garden.

Off the kitchen, a useful pantry can be found, providing further kitchen storage and plumbing for a washing machine.

To the first floor, there are two sizeable double bedrooms and a third single, with the main bedroom boasting a large bay window to front and feature fireplace. The family bathroom encompasses a white suite of toilet, sink and bath with shower over, with stripped floorboards throughout.

## Externally

The main living area opens directly onto the rear garden via French doors. This beautifully enclosed space enjoys the sun late into the evening and features a raised wooden deck - perfect for alfresco dining. Steps drop down to a luscious lawn, bordered by mature plants and bushes. The property also includes a detached garage at the foot of the garden and two off-street parking spaces at the front.

## Location

The property is conveniently situated for both Henleaze and Westbury On Trym, which are two of the most popular suburbs of the city. Both of these popular areas have bustling high streets which boast a fine selection of specialist shops and cafes, as well as a Waitrose supermarket and popular local cinema. There are a number of state and private schools. The area offers convenient links to the both the City Centre and M4/M5 motorway networks.

## Schools

St Teresa's Catholic Primary School - Distance: 0.31 miles

Horfield Church of England Primary School - Distance: 0.32 miles

Badocks Wood E-ACT Academy - Distance: 0.55 miles

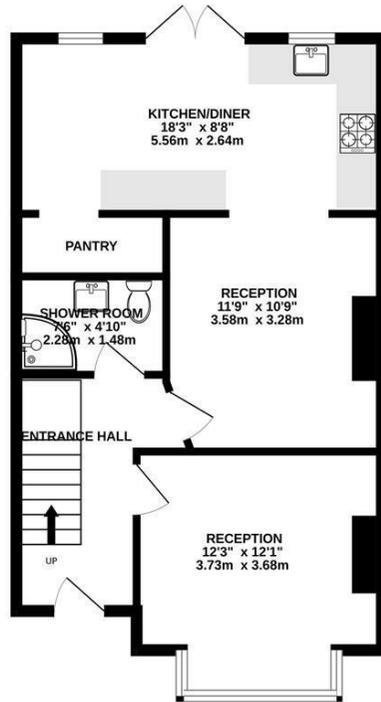
Orchard School Bristol - Distance: 0.65 miles

Bristol Free School - Distance: 0.76 miles

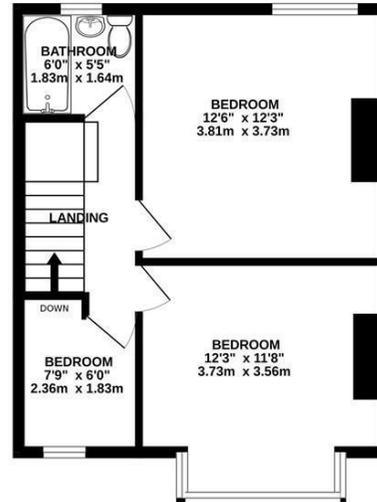
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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- Three bedroom, 1920s family home
- A range of original features retained
- Extended kitchen/diner, with a solid wood kitchen and pantry
- Two generous reception rooms
- Downstairs shower room, plus first floor family bathroom
- Sizeable rear garden, with garage and off-street parking
- Well-presented throughout
- Located within close proximity to Southmead Hospital, Airbus and The MoD

Guide Price: £400,000

Tenure: Freehold

Council Tax Band: B

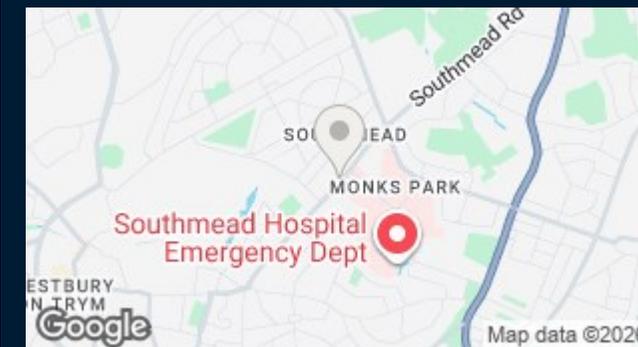
EPC Rating: C

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
 0117 949 9000  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



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