



MAGGS  
& ALLEN

29 CHURCHWAYS CRESCENT  
HORFIELD, BRISTOL, BS7 8SW  
Price Guide £550,000



Owned by the same family for nearly 50 years, this property offers huge potential for improvement and extension. It features two reception rooms, a kitchen, three bedrooms, a family bathroom, a mature south-facing garden, a detached garage, and off-street parking. A rare opportunity to acquire a semi-detached 1920s family home on one of Horfield's most sought-after roads.

## Ground Floor

The ground floor of this property is accessed via a spacious entrance hallway, distinguished by its original stained-glass door, providing direct access to the primary living areas. Positioned at the front, the sitting room features a prominent double-glazed bay window and is appointed with an electric fireplace. To the rear, the second reception room, presently configured as a living room, offers views of the established garden through a double-glazed window and includes an electric fireplace complemented by ceiling cornice. Adjacent to this is the kitchen, equipped with a comprehensive range of wall and base units. It provides designated space for a washing machine, cooker, and fridge/freezer, and accommodates the combination boiler. Furthermore, the kitchen benefits from a storage cupboard, a double-glazed window overlooking the rear aspect, and a side door leading to the gardens.

## First Floor

Ascending to the first floor, one finds three bedrooms and a family bathroom. The principal bedroom, a generously proportioned space located at the front of the residence, incorporates built-in wardrobes and a double-glazed window that affords a pleasant outlook onto Churchways Crescent. Bedroom three is situated alongside and shares the same orientation, presenting a flexible space suitable for a study or nursery. The second double bedroom is positioned at the rear, offering views of the back garden, whilst a three-piece family bathroom is conveniently located adjacent.

## Externally

Externally, the property exhibits a traditional bay-fronted façade, complemented by a front garden and off-street parking facilities. The rear garden is thoughtfully delineated into two distinct sections: a paved area for outdoor pursuits and a lawned section, both bordered by mature shrubs and plants. A separate garage is positioned to the side of the garden, and the property additionally benefits from practical side access.

## Location

Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including Burra cafe, Pinkmans' Bakery and FED 313, and Bottles & Books.

The area features a blend of tree-lined Victorian streets such as Churchways Avenue, and the 1930's properties that are emblematic of the area. The open spaces of Muller Road Recreational Ground and Horfield Common are nearby as well as Horfield Leisure Centre and the Memorial Stadium.

Boasting excellent schools, spacious properties, and abundant green spaces, this suburb in North Bristol has gained popularity among both families and young professionals seeking a location just beyond the Bristol City Centre.

## Schools

Ashley Down Primary School - Distance: 0.22 miles

Bishop Road Primary School - Distance: 0.52 miles

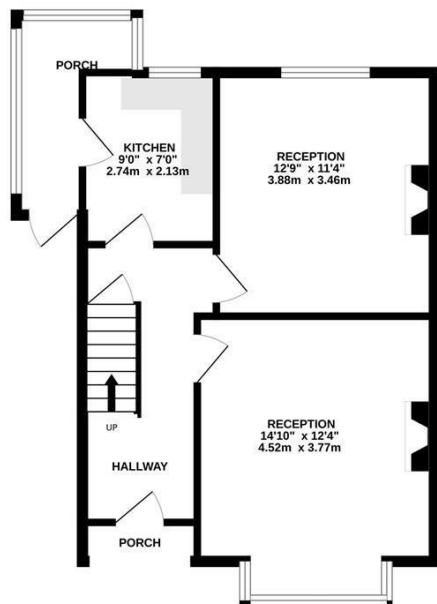
Horfield Church of England Primary School - Distance: 0.63 miles



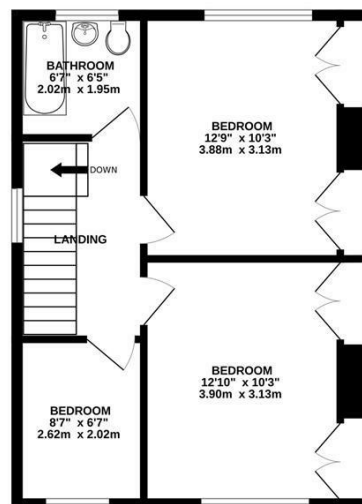
GARAGE  
115 sq.ft. (10.7 sq.m.) approx.



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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 semi-detached property
- Southerly facing garden
- Driveway and garage
- Requiring refurbishment
- Potential scope for extensions (STP)
- A quiet, desirable road
- Retaining some attracting period detailing

**Guide Price:** £550,000

**Tenure:** Freehold

**Council Tax Band:** C

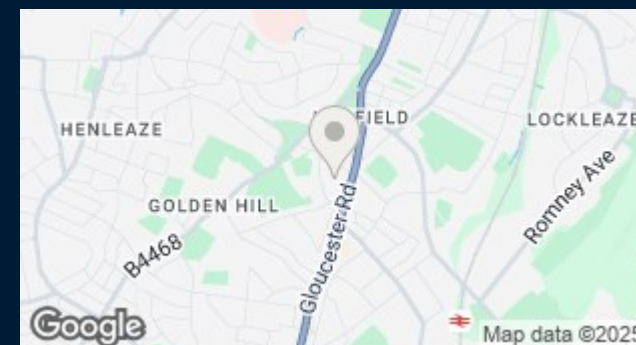
**EPC Rating:** D

**Local Authority:** Bristol City Council

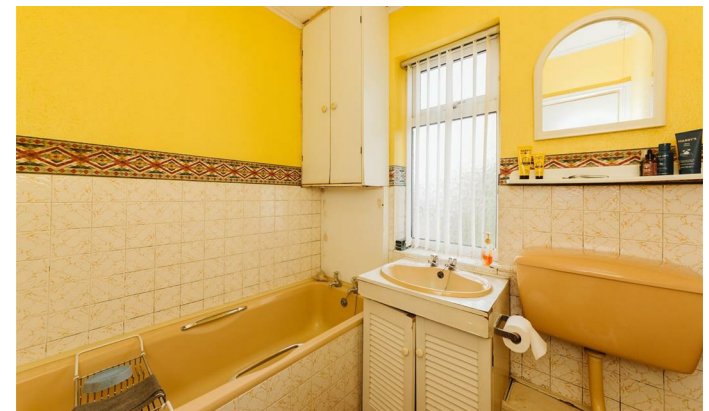
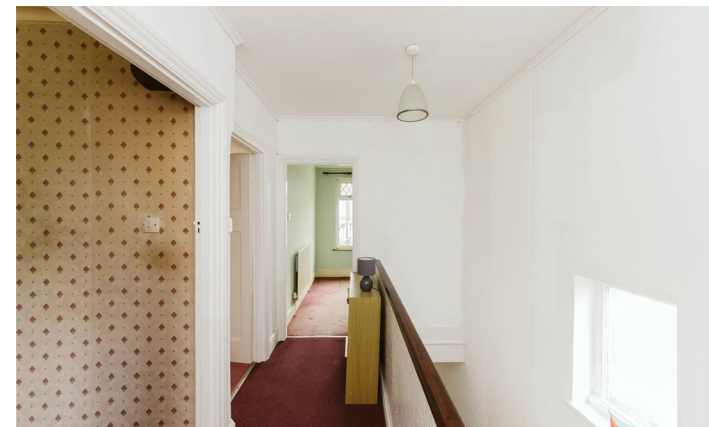
**Viewing:** By appointment only.

**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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