



MAGGS
& ALLEN

3 RODBOURNE ROAD
HORFIELD, BRISTOL, BS10 5AT
£585,000

An outstanding, extended four-bedroom semi-detached property refurbished to an exacting standard combining modernity with beautiful original detailing. Located in a convenient location and boasting off-street parking, garage and lovely private rear garden measuring approx. 20 metres in length. Offered with no onward chain.

Approach

From Rodbourne Road, a block-paved driveway provides off-road parking, as well as access to the single garage. The remainder of the frontage is laid to stone chippings with mature borders.

Ground Floor

Double doors open to the entrance vestibule, which in turn opens into the hallway via an original front door. This space features hardwood flooring and decorative panelling to the walls, and offers access to the principal rooms and staircase to the first floor landing.

The front reception room is a bright, bay-fronted space encompassing engineered wood flooring, a wood-burning stove and fitted cupboards and shelving to the recesses.

Towards the rear of the house, the kitchen/diner has been substantially extended and knocked-through to create a beautiful, open-plan kitchen/living area with porcelain tiled flooring, skylights and large French doors opening to the rear garden. The kitchen has been recently fitted and comprises a range of wall and base-mounted units with a central island, complete with solid quartz work surfaces. Ample space is available for a range cooker, dishwasher and a large fridge/freezer to be installed. The remainder of the space is utilised by the current owners as a living/dining area; with space available for a large dining table and further seating.

Off the kitchen, you will find the utility room and downstairs WC, offering access to a storage cupboard, garage and rear garden.

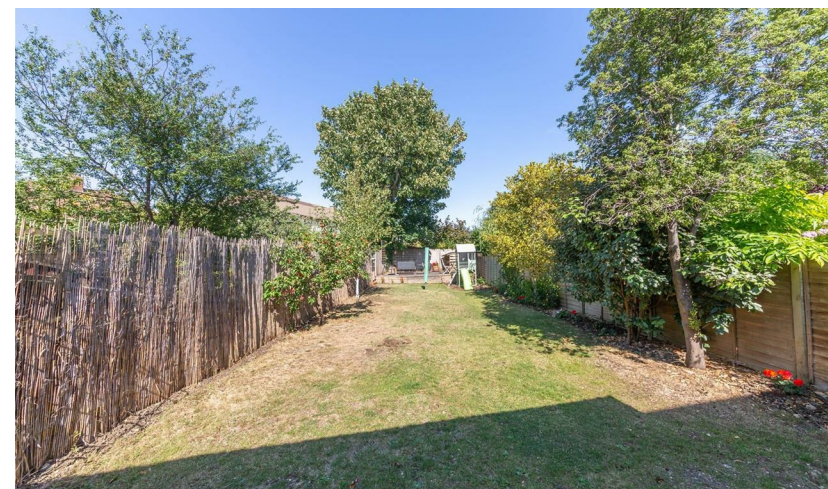
First Floor

To the first floor, you will find four light-filled bedrooms and a family bathroom. Bedroom 1 has been extended to create a larger space with a contemporary en-suite shower room, and Bedrooms 2 & 3 are also generous doubles. The fourth bedroom is a good single, which could also double as an ideal office or study.

Adjacent, the bathroom is well-sized, encompassing a three-piece suite of toilet, sink with vanity unit and large bath with shower over.

Rear Garden

Accessed via patio doors from the extension, the rear garden is a very generous size and is primarily laid to lawn with well-manicured trees and flowerbeds to its perimeter. Towards the end of the garden, you will find a raised decking area offering a space to enjoy the sun throughout the day.



Vendor's Comments

"Our lovely house on Rodbourne Road has been the perfect home for our growing family over the last few years. The extended kitchen/diner is the heart of the house, providing enough space for all the family to enjoy spending time playing and eating together. It's been great to have a separate sitting room, which we have found to be delightfully cosy when heated by the log burner in the winter. It's also been really practical and convenient having a separate utility room, sink and downstairs toilet. We really appreciate being able to park right outside the house and there's always been space on the street as well. We feel fortunate to have great relationships with our neighbours who are considerate and friendly. The house has been ideally situated for us, with a playpark just around the corner and Horfield Common (and Gloucester Road beyond) only a very short walk away. We have also benefitted from the house being in very close proximity to a large Tesco and Southmead Hospital, and have found the location to be in easy reach of both the centre of town and nearby motorways for commuting."

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

Horfield Church of England Primary School - Distance: 0.23 miles

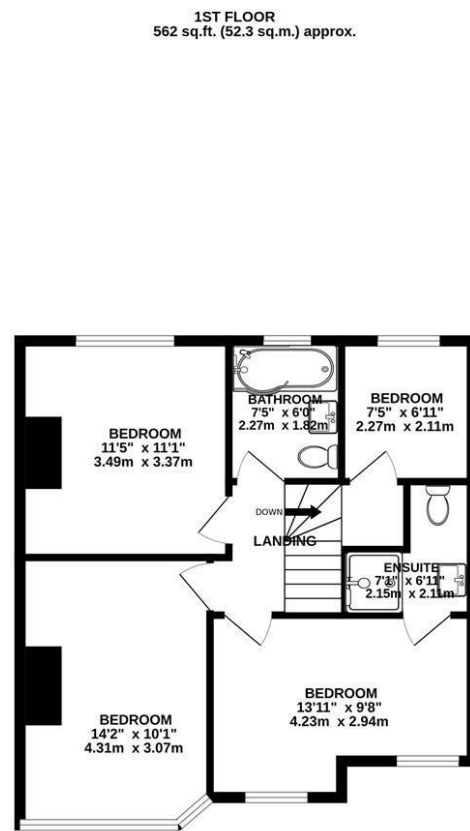
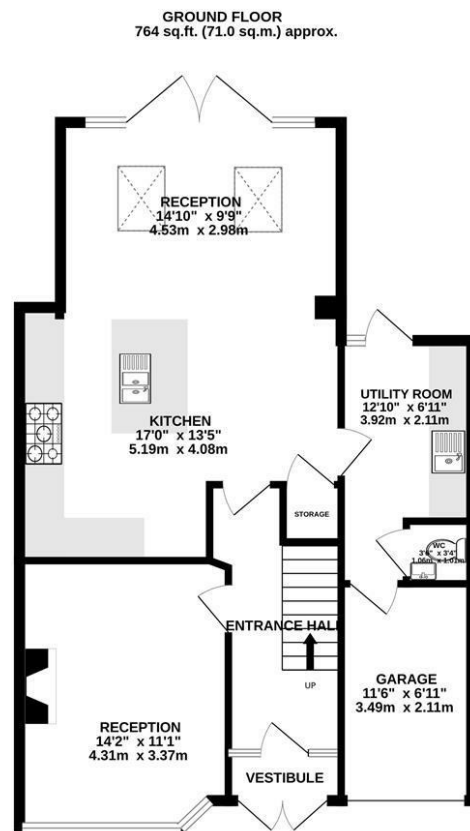
Ashley Down Primary School - Distance: 0.63 miles

Henleaze Junior School - Distance: 0.65 miles

Bishop Road Primary School - Distance: 0.75 miles

Orchard School Bristol - Distance: 0.8 miles





TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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.
Made with Metroplan 5/2025



- A beautifully presented semi-detached property
- Sympathetically refurbished, with attractive period detailing complemented by tasteful modern fixtures & fittings
- Off-street parking and garage
- Private rear garden measuring approx. 20 metres in length
- Substantially extended and much-improved
- A quiet road in a convenient location, with easy access to major transport links
- Four bedrooms
- Two bathrooms, plus a ground floor WC
- A light-filled property
- Offered with no onward chain

Guide Price: £585,000

Tenure: Freehold

Council Tax Band: C

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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