



MAGGS
& ALLEN

14 HENLEAZE AVENUE
HENLEAZE, BRISTOL, BS9 4ET
Asking Price £935,000

A fine and substantial, three-storey semi-detached Victorian house with five double bedrooms, generous living accommodation (approx. 2000 sq.ft), and a 60 ft rear garden; situated on a picturesque tree-lined street moments from the Henleaze High Street.

Property Details

This delightful family home oozes charm and character, retains a wealth of period features and has been a much-loved family residence.

The spacious and well planned-accommodation includes to the ground floor; an impressive lounge with bay window, feature fire place and ornate ceiling rose/coving, an open-plan kitchen/dining/family room with wooden flooring and double doors onto the rear garden, and a utility room/cloakroom situated at the rear of the property.

The first floor features three double bedrooms and the main bathroom with white suite and geometric tiled flooring. On the second floor are two further double bedrooms and a modern shower room with Velux window.

Externally, there is a generous and private rear garden with gated side access measuring approximately 60 ft, laid to patio and lawn with mature shrub borders, whilst at the front of the property there is a small garden with mature shrubs.

This bright and welcoming property offers obvious scope to update and potentially extend at the rear (with requisite planning permission in place) to further enhance a superb family home.

The property is set on a popular and desirable tree-lined road, just moments from Durdham Downs and a wide range of shops, restaurants, bars and cafes on Henleaze Road and North View and makes for a fabulous family home.

Location

Henleaze Avenue is an extremely desirable road running between Henleaze Road and Westbury Road. The beautiful open space of Durdham Downs is just moments from the property, as are a fantastic selection of traditional high street shops including a greengrocers, butchers, bakeries, cafes and restaurants on Henleaze High Street and North View in Westbury Park. 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 urban accessibility.

Local Schools

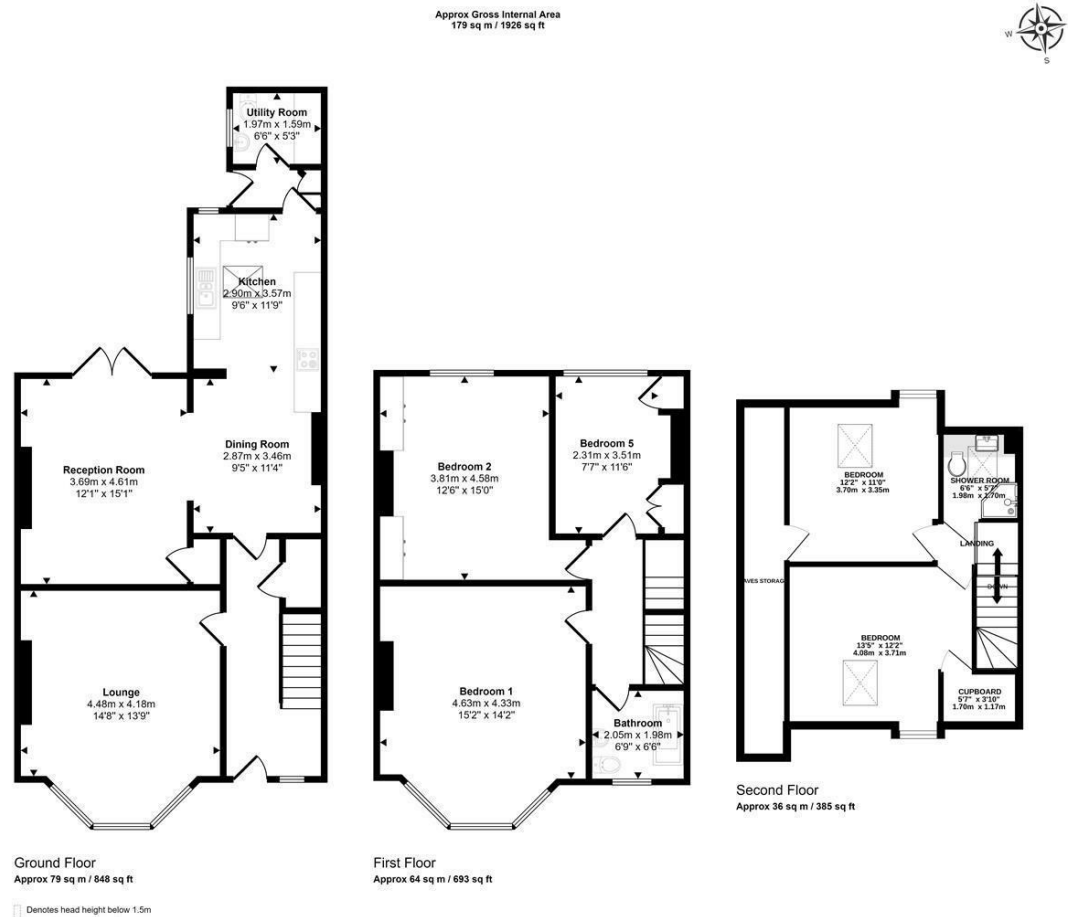
Elmlea School – Approx. 500m

St Ursula's E-ACT Academy – Approx. 260m

Henleaze Primary School – Approx. 650m

Westbury Park School – Approx. 850m





- A substantial family home with five double bedrooms
- Three storey semi-detached Victorian residence
- Ornate original features
- Located on a beautiful, tree-lined street close to shops, cafes and restaurants
- Highly regarded schools nearby
- Separate lounge and reception rooms
- Approx 60ft rear garden with side access
- Two bathrooms plus a ground floor WC
- Scope to extend to rear

Guide Price: £935,000

Tenure: Freehold

Council Tax Band: F

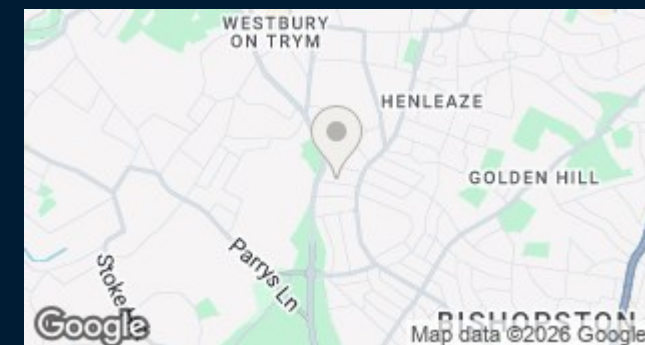
EPC Rating: D

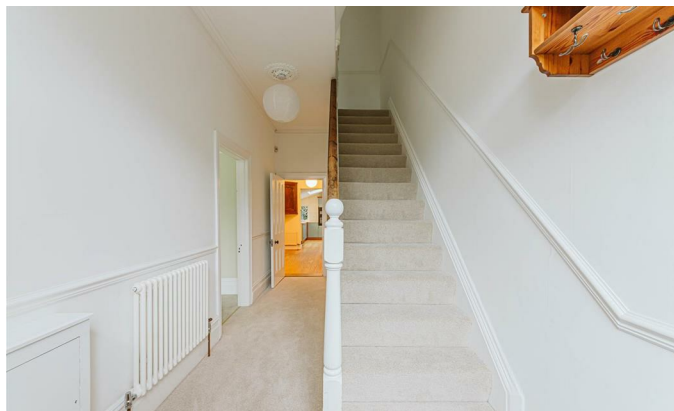
Local Authority: Bristol City

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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