



MAGGS
& ALLEN

19 THE FURLONG
HENLEAZE, BRISTOL, BS6 7TF
£600,000

A modern and renovated three-bedroom detached property with linked garage and off-street parking, located on a quiet and conveniently positioned development.

Ground Floor

The ground floor offers an impressive open-plan kitchen/lounge-diner with patio doors leading to the garden. Featuring hard flooring throughout, there is plentiful space for distinct lounge and dining areas, leading to a recently-fitted and tasteful WREN kitchen. Here you will find a range of base and wall-mounted units, with integrated appliances including a gas hob, electric oven, dishwasher and space for a fridge/freezer.

Completing the ground floor is a WC which can be found from the vestibule.

As with the first floor, the decoration through the ground floor is tasteful and very much in turn-key condition.

First Floor

The first floor comprises three bedrooms, the bathroom and a handy storage cupboard.

Two of the bedrooms are double rooms, decorated immaculately and with uPVC glazing. The third bedroom is a well-sized single, offering a lovely outlook of the rear garden and playing fields beyond. Completing the first floor, the bathroom is fitted with a three-piece suite comprising a WC, basin and bath with shower over.

Externally

To the side of the house, a linked garage features a traditional up-and-over door to the front, a convenient rear access door, and additional storage capacity within the roof space.

The enclosed rear garden is notably private, offering a pleasant outlook over the adjacent cricket pitches; and due to its westerly aspect benefits from sun throughout the afternoon and into the evening. A patio is accessible from the living space, and this leads to an astro-turfed area bordered by an array of mature shrubs.

To the front you will find a low-maintenance garden, bordered by a driveway for off-street parking. Additionally there is a side gate leading to the rear of the property.

Vendor's Comments

"We have absolutely loved our time in this home. One of the highlights is enjoying the afternoon sun on the garden and into the living space. The location has been perfect for us, offering the best of both Henleaze and Horfield right on our doorstep. It's an incredibly warm and cosy house - upgrading to a combi boiler made a world of difference to our comfort. Beyond the walls, we couldn't have asked for better neighbours; there's a lovely sense of community here that we will truly miss."



Location

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

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 - Distance: 0.23 miles

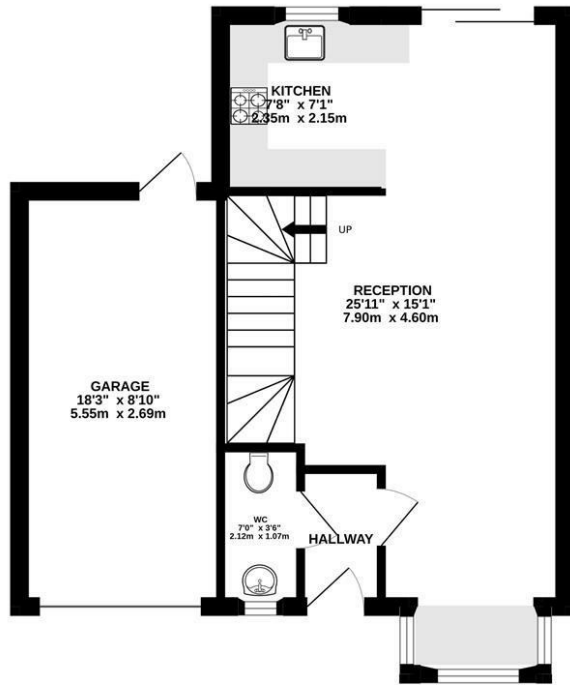
Bishop Road Primary School - Distance: 0.51 miles

St Bonaventure's Catholic Primary School - Distance: 0.52 miles

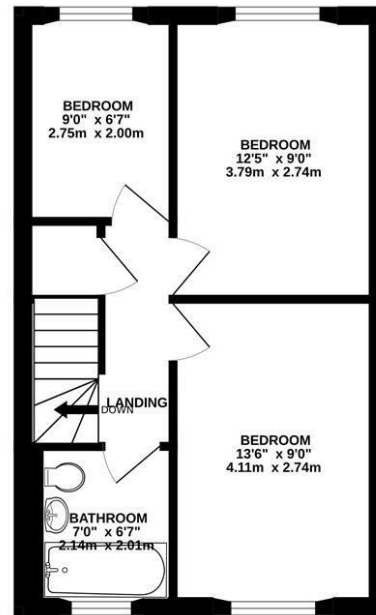
E-Act St Ursula's Academy - Distance: 0.62 miles



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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 modern detached property in a quiet and well-maintained development
- Refurbished and beautifully presented
- Westerly-facing rear garden backing onto playing fields
- Three bedrooms
- Garage
- Off-street parking
- Highly regarded schools in close proximity
- Ground floor WC
- Open-plan living space
- Excellent views from the rear elevation

Guide Price: £600,000

Tenure: Freehold

Council Tax Band:

EPC Rating: D

Local Authority:

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.

MAGGS & ALLEN





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