



MAGGS  
& ALLEN

12 Oakwood Road, Bristol, BS9  
4NR  
£2,900 PCM

\*\*\* IMMACULATE FAMILY HOME LOCATED IN HENLEAZE WITH HUGE GARDEN, GARAGE AND PARKING \*\*\*

Maggs and Allen are pleased to welcome this immaculate four bedroom family home in Henleaze.

The property has until recently been owner occupied and is therefore in immaculate condition throughout. The property also benefits from a huge garden, driveway parking for up to three cars (depending on size), dual purpose garage, solar panels and electric car charger.

As you enter the welcoming entrance hallway you will find a conveniently located cloakroom and a study/spare bedroom. You will then enter the main living area of the property featuring open plan living.

To the front of the property is the cosy living room with bay window, this opens up to what would make a lovely formal dining room or a playroom. To the rear of the property is the large open kitchen/dinning room featuring french doors out to the garden. There is also a shower room and store cupboard.

To the first floor of the property there are three double bedrooms all recently redecorated, there is also the family bathroom featuring plenty natural light and roll top bath

The top floor of the property features a spacious room with built in office furniture and wardrobes, this allows for multipurpose use as it would make a wonderful work from home space with views over the rooftops or equally an amazing children playroom or simply function as a bedroom. Please note that the built in office furniture will remain in the property as is not removable.

One of the real features of this property is the huge garden, featuring decked area, fruit trees and vegetable planters.

The garage has been converted to be dual purpose with half being available for storage and the rear half a garden room.

The property also benefits from solar panels helping to keep costs down and an electric car port to the front driveway.

The driveway would allow for up to three cars parked one in front of the other (depending on size) with ample street parking available.

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: 0.28 miles  
E-Act St Ursula's Academy - Distance: 0.27 miles  
Badminton School - Distance: 0.35 miles  
Redmaids' High School - Distance: 0.45 miles

The property will be available from July 2026.

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



- LARGE FAMILY HOME
- DRIVEWAY AND GARAGE
- SET OVER THREE FLOORS
- RECENTLY REDECORATE
- HUGE SUNNY GARDEN
- HENLEAZE LOCATION
- QUIET RESIDENTIAL LOCATION
- SOLAR PANELS
- WALKING DISTANCE TO HENLEAZE HIGHSTREET
- AVAILABLE JULY 2026

**Price Per Month:** £2,900 PCM

**Council Tax Band:** E

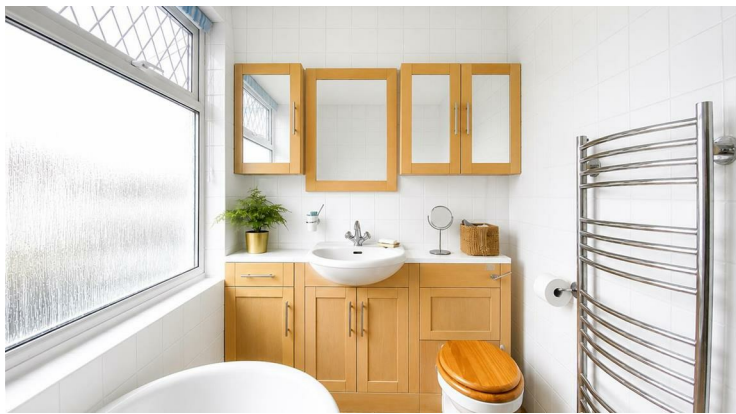
**Local Authority:** BRISTOL CITY COUNCIL

**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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