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SOLD

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16 Hill Burn, Henleaze, Bristol, BS9  
4RH  
£2,200 PCM

\*\*\* IMMACULATE THREE BEDROOM FAMILY HOME WITH EXPANSIVE GARDEN \*\*\*

We are pleased to welcome this amazing family home with stunning garden and neat interior situated in sort after Henleaze location. We are looking for a years contract only.

Upon entering the welcoming hallway retaining original features and flood with natural light through a large window on the landing, and boasting under-stairs storage space. The hallway in turn provides access to each of the principle rooms, as well as the ground floor shower room.

The main reception room spans the width of the property; benefitting from two large curved bay windows - this room is flooded with natural light and is additionally fitted with oak flooring and a log burner. An ideal space for entertaining and one of the highlights of the property. Sat adjacent is the open-plan kitchen/diner. The kitchen is fitted with integrated appliances and stone & wooden worktops. The dining room occupies an extended portion of the property and offers views of the garden through large windows, and also offers direct access to a patioed area.

Ascending to the first floor you will find the three bedrooms and family bathroom. The master bedroom is fitted with good quality built-in wardrobes, and a well-sized double bedroom is sat adjacent. Bedroom three makes for an ideal child's bedroom, or home office and boasts tremendous views of the rear garden. There is also a well-appointed three-piece bathroom.

Externally, to the front there is driveway parking for multiple cars as well as a well-maintained front garden. To the rear is a magnificent landscaped garden that is a real highlight of the property. Laid mainly to lawn and featuring a range of mature shrubbery and trees, the garden benefits from a sunny aspect throughout the day and includes a summer house located at the far end.

Henleaze is a suburban gem known for its diverse architecture, combining period homes and modern residences. The neighbourhood boasts a tranquil atmosphere, unsurprisingly making it a popular spot for families.

The bustling high street offers convenient access to a range shops and cafes, fostering a strong community spirit. The neighbouring areas of Westbury Park, Westbury-on-Trym and Bishopston all have their own high streets, and the city centre and major transport links are in close proximity also.

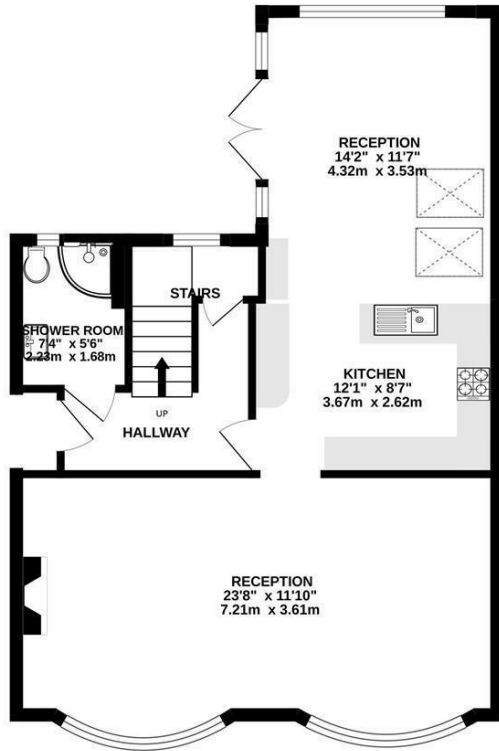
Henleaze features green spaces like Henleaze Lake and the nearby expansive green space of the Downs meaning there is no shortage of options for walks.

This amazing family home is available from November 2024.

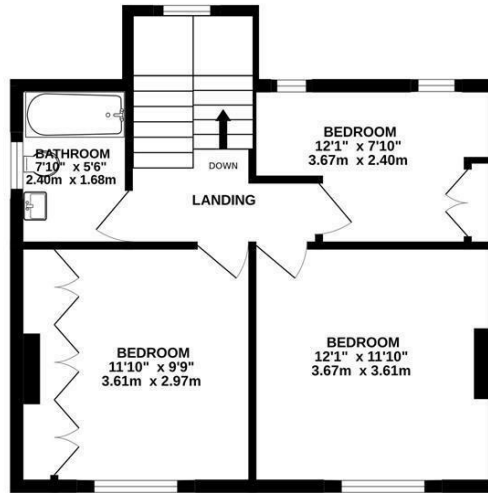


If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

**GROUND FLOOR**  
692 sq.ft. (64.3 sq.m.) approx.



**1ST FLOOR**  
483 sq.ft. (44.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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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- SUNNY GARDEN
- PARKING FOR MULTIPLE CARS
- TWO BATHROOMS
- HENLEAZE LOCATION
- PERFECT FAMILY HOME
- TWO DOUBLE BEDROOMS
- CLOSE TO SCHOOLS
- 1 YEAR CONTRACT
- CLOSE TO LOCAL AMENITIES
- AVAILABLE FROM NOVEMBER 2024

**Price Per Month:** £2,200 PCM

**Council Tax Band:**

**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. Please contact the office to confirm any details.





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