



37 Upper Cranbrook Road, Redland, Bristol, BS6 7UR
Guide price £1,100,000

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+ allen**
estate agents

UPPER CRANBROOK ROAD, BRISTOL, BS6 7UR

This sensational 1920's 5-bedroom, semi-detached family home is situated on a highly sought-after road in Redland. The property has been thoughtfully and extensively improved and is beautifully presented by the current owners. Residing just metres from Redland Green School this substantial family home measures an impressive (2571.50 sq. ft) and must be viewed to be truly appreciated.

On the ground floor the property offers an inviting approach with off-street parking and beautifully maintained front garden, a stone pathway takes you to the entrance with porch and front door with original stained-glass window. The welcoming and light hallway gives access to generous lounge with large bay windows, open cast iron fireplace and newly fitted bespoke cupboards. The kitchen/dining room is the true centre piece of this fantastic home offering a modern and functional family space, centred around a beautifully appointed kitchen benefitting from a 9-ring range cooker, island with sink and breakfast bar, separate utility room with Belfast sink and double bi-folding doors opening onto garden patio area. The dining area has a modern wood burner, ample space for a large dining table, separate snug seating area opening to a further family room with doors out to the garden, and a separate office room and WC.

The first floor has two large double bedrooms, the front benefitting from a bay window, and both with original cast iron fireplaces. There are two further well-proportioned bedrooms one of which is en-suite, and a modern family bathroom with his and hers vessel basins, stylish chrome wall fittings and marble tiling. The second floor is configured as a generous master suite with a large double bedroom, separate dressing room and en-suite shower room with marble tiling.

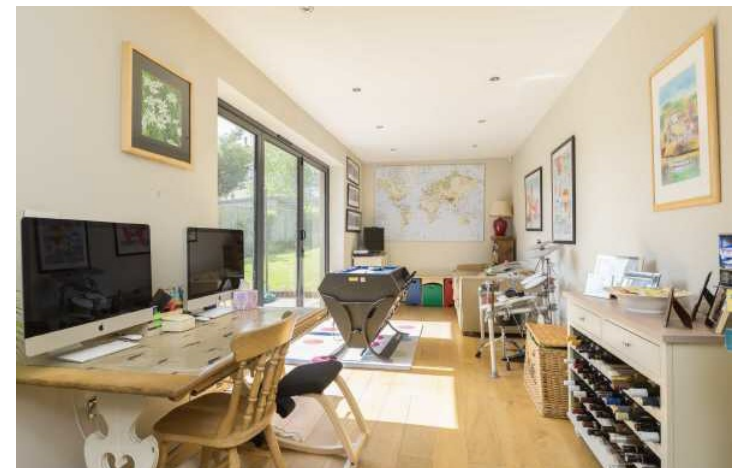
To the rear, the house has a level, handsome South West facing garden, which has a paved area accessed from the bi-folding doors from the kitchen/diner. The rest of the garden is laid to lawn with flower borders and raised planters making the garden both attractive and family friendly.

Location

Redland is a popular area especially for those with young families. There are both state and independent schools within close proximity including Westbury Park Primary School (approx 0.4m), Henleaze Infant & Junior School (approx 0.6m) and Redland Green Secondary School (approx 0.8m). There are coffee shops, a Waitrose supermarket and a cinema, on the nearby Henleaze Road as well as having easy access to Durdham Downs, Whiteladies Road and Bristol City Centre.

Directions

From the Maggs & Allen office on Northumbria Drive, take the first left onto Howard Road. Turn right onto Upper Cranbrook Road and number 37 will be on the right.



Guide Price: £1,100,000

Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: F

Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

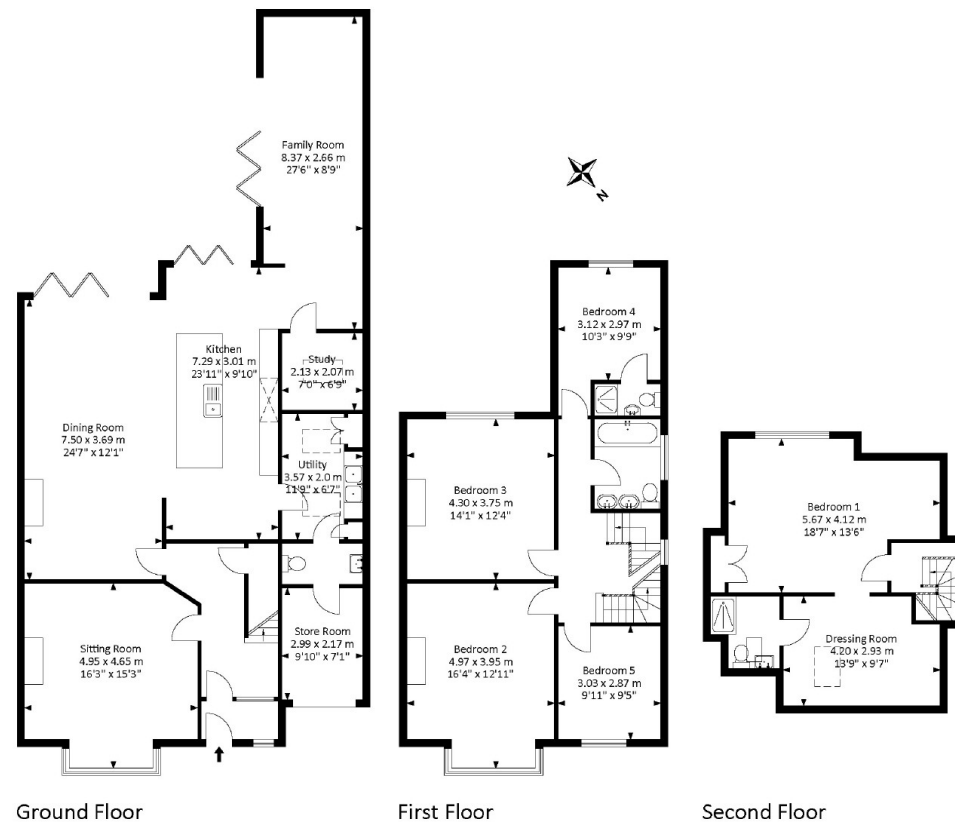
Viewing: By appointment only.

Our Office: 0117 949 9000

Important Note: 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.

Upper Cranbrook Road, Redland, BRISTOL, BS6 7UR

Approx. Area 2571.50 Sq.Ft - 238.90 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



- A sensational 1920's semi-detached family home
- 5 Bedrooms
- 3 Receptions

- Kitchen/Diner with bi-fold doors
- South West facing garden
- Redland Green Secondary School (approx 732m)



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