



**12 Hill Grove, Henleaze, Bristol, BS9 4RJ**

**Guide price £750,000**

**maggs  
+ allen**

estate agents



## HILL GROVE, BRISTOL, BS9 4RJ

A fantastic opportunity to acquire this spacious 1930s four bedroom detached house occupying an elevated position over Henleaze. This property also has two reception rooms, a landscaped South Easterly garden and a detached garage and provides an opportunity to create a beautiful family home to your own taste.

The first reception room to your right is a large dining room with bay window, the second reception is to the rear of the property and is a well-proportioned room with electric fire and sliding glass doors onto the garden. The kitchen/breakfast room is bright and light with dual aspect windows, a range of wooden base and wall units with granite effect work surfaces, oven and gas hob, extractor hood and sink unit, and tiled alcove with wooden surround which houses the boiler. There is a WC reached from the central hall and there are two storage cupboards one for cloaks and a larger one under the stairs. On the first floor there is another open central hallway with airing cupboard. There are four bedrooms, the master benefits from the bay window and is a generous room with a sink and picture rails. There are two further large doubles and a well-proportioned single with the benefit of in-built storage cupboards.

Externally, the house has a paved front garden, a large driveway allowing access to the detached garage, or providing off street parking. The well maintained South East facing rear garden is landscaped and features a pond, mature flower beds, large lawned sections and two paved patio areas.

Henleaze Infant School 557m approx

Henleaze Junior School 637m approx

Horfield Church Of England Primary School 731m approx

### Location

Henleaze is a highly desirable and sought-after position close to the wide range of amenities on Henleaze Road and Westbury on Trym village. There are coffee shops, a Waitrose supermarket and a cinema. There are good public transport links to the city centre as well as the motorway networks. Rail services are available from Bristol Temple Meads, which serves the country nationwide.

### Directions

From the Maggs & Allen office on Northumbria Drive, turn left onto Howard Road. Continue onto Park Grove and take a slight right onto Hill View. Turn right onto The Crescent and then take a left onto Hill Grove. Number 12 will be on the right.



**Guide Price: £750,000**

**Tenure:** Freehold (information supplied by [eservices.landregistry.gov.uk](http://eservices.landregistry.gov.uk))

**Council Tax Band:** F

**Local Authority:** Bristol City Council

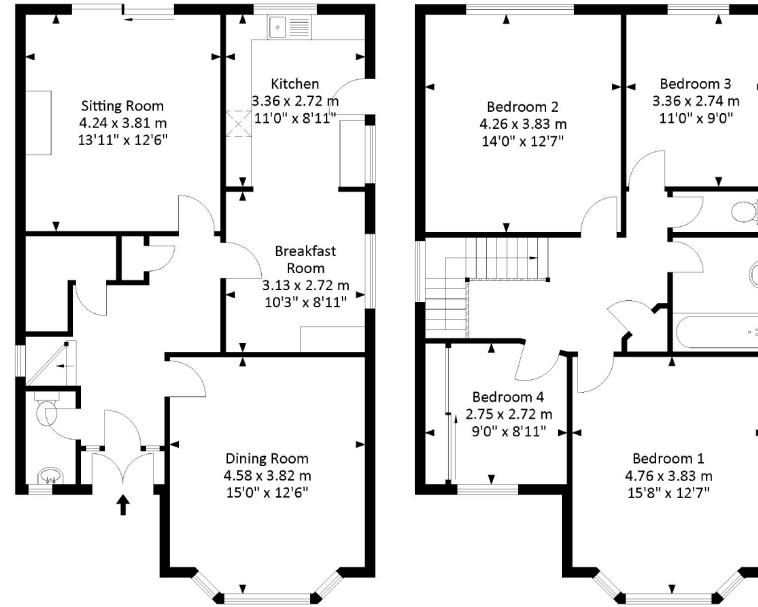
**Vendors Onward Position:** The Vendors have informed us that they will be making an onward purchase.

**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.

**Hill Grove, Henleaze, BRISTOL, BS9 4RJ**  
Approx. Area 1473.57 Sq.Ft - 136.90 Sq.M

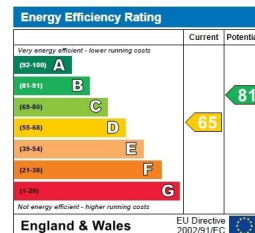
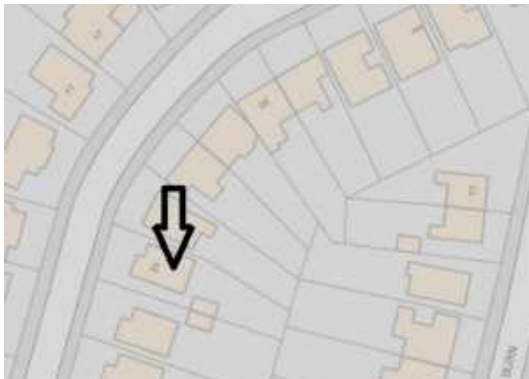


Ground Floor

First Floor

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 delightful 1930s detached property
- 4 Bedrooms
- 2 Reception rooms

- South easterly facing rear garden
- Detached garage
- In need of some modernisation





0117 949 9000 | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)  
60 Northumbria Drive, Henleaze, Bristol, BS9 4HW | [www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



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