



43 Rockside Drive, Henleaze, Bristol, BS9 4NX

Guide price £680,000

**maggs
allen**

estate agents

ROCKSIDE DRIVE, BRISTOL, BS9 4NX

A very well presented and deceptively spacious 5 bedroom semi-detached house situated in Henleaze, boasting 3 reception rooms, open plan kitchen/diner, utility room, office/third reception room, 5 bedrooms, 2 bathrooms plus downstairs WC. The property is in excellent condition throughout and has been much improved by its current owners.

There is an enclosed storm porch which leads into the large welcoming entrance hall which has attractive wood panelling, engineered wood flooring and an under-stairs WC. The first reception is to the right and is a generous room with large bay window, gas fireplace with wooden mantle, picture rails and built in shelving. The second reception has a beautiful cast iron fireplace and French doors out to the garden. The kitchen/diner is spacious with a range of base and wall units with marble tiled backsplashes and inbuilt appliances, and dining area with French doors leading to patio. There is a separate utility room which houses the boiler and has base and wall units and a sink. Lastly, there is a reception room which could be used for a number of purposes, such as a spare room, office or play room.

On the first floor there are three bedrooms plus the family bathroom, and on the landing there is an ornate wooden panelled cupboard. The master is to the rear of the property and is generous with attractive cast iron fireplace and views to back garden. The second is also a generous double with fireplace, and walk in wardrobe/under stairs cupboard. The third is a spacious single with built in shelving and oriel window. The bathroom is large with bath, separate shower, sink, WC, heated towel rail and airing cupboard. The loft has been converted to create two further bedrooms and a shower room. Both bedrooms have dual aspect windows, and there are spectacular views out the back bedroom.

Externally, the property has off street parking and a neat and attractive front garden with raised beds, giving great Kerb appeal. The rear garden has a large patio, lawn and mature border planting. Further benefits include new flooring and windows.

Henleaze Infant School approx 516m
Henleaze Junior School approx 594m
St Ursula's E-Act Academy approx 652m

Location

Rockside Drive is a highly popular and neighbourly 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, as well as a local butchers and fishmongers. Within proximity are a host of schools both primary and secondary, state and independent and public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway. Rail services are available from Bristol Parkway train station as well as Bristol Temple Meads, which serves the country nationwide.

Directions

From the Maggs & Allen office on Northumbria Drive, head towards Henleaze. Go straight across the mini roundabout onto Henleaze Road. Turn right onto Rockside Drive. Number 43 will be on the left.



Guide Price: £680,000

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.

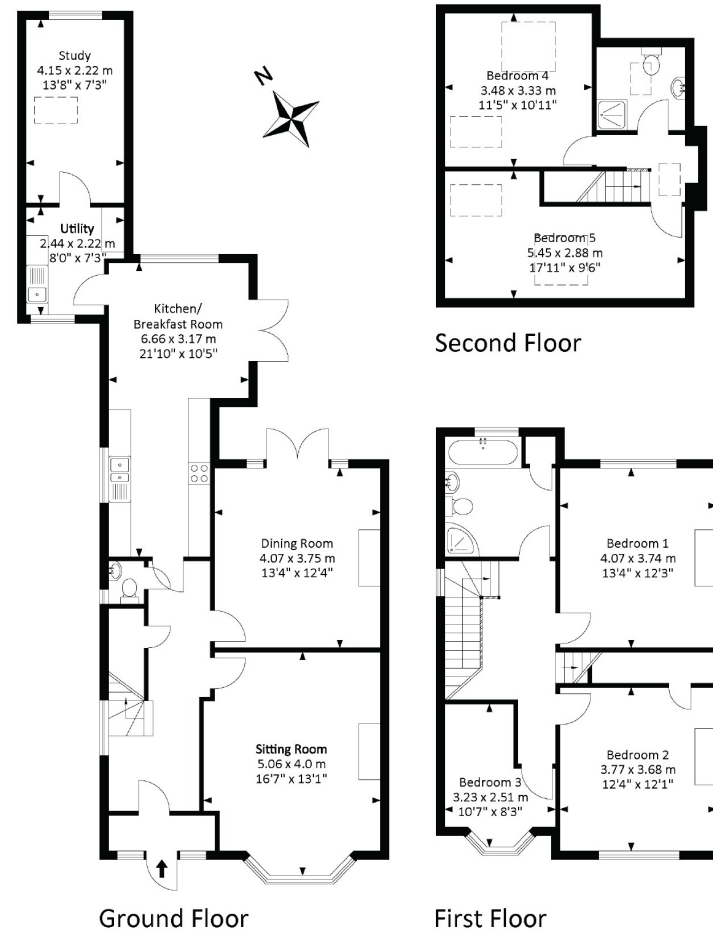
Viewing: By appointment only.

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.

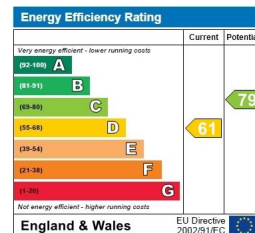
Rockside Drive, Henleaze, Bristol, BS9 4NX

Approx. Area 1838.30 Sq.Ft - 170.80 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 deceptively spacious semi detached family home
- 5 Bedrooms
- 3 Reception rooms

- Open plan Kitchen/Diner
- Enclosed rear garden
- Off street parking



0117 949 9000 | agency@maggsandallen.co.uk
60 Northumbria Drive, Henleaze, Bristol, BS9 4HW | www.maggsandallen.co.uk



Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale.