


MAGGS
& ALLEN

# 8 GREENDALE ROAD

REDLAND, BRISTOL, BS6 7LJ

£825,000

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8 Greendale Road, Redland, Bristol, BS6 7LJ

£825,000

Positioned within the Redland Green School APR, and moments from Coldharbour Road, comes this well-balanced four-bedroom family home. Further benefitting from a westerly-facing garden, garage and rear access. Offered to the market with no onward chain.

## Vendors' Comments

"My aunt loved her home and could never envisage leaving. She had known some of her neighbours so long they were more like family than friends.

She enjoyed the close proximity of local amenities, most of which are within easy walking distance such as Coldharbour Road and North View.

She walked her dogs in the nearby park or on The Downs, and although situated in a city it is a very quiet spot."

## Ground Floor

The hallway, featuring under-stairs storage and an original front door with attractive stained glass. is a light-filled, pleasant introduction to the property providing access to each of the reception rooms and kitchen.

The front reception has been used as a dining room and features the original door, architrave, picture rails, feature fireplace, uPVC leaded double glazed window and a feature fireplace.

Adjacent, the second reception room offering a south-westerly aspect with a sliding door and large window opening directly onto the patio. The room features original picture rails, exposed floorboards and a feature fireplace and has been used most recently as a lounge to enjoy its favourable aspect through the afternoon.

The kitchen/breakfast room is fitted with a range of base and wall-mounted units with integrated dishwasher, electric hob, electric oven and grill, sink with drainer, and metro-tiled splashbacks. Completing the ground floor is a utility cupboard and storage cupboard located off the kitchen.

## First Floor

The landing is pleasing, with a side elevation window allowing plentiful natural light into what is a wide landing - providing access to each of the bedrooms, bathroom and the loft. The loft is spacious, with a good pitch allowing for a sizeable loft conversion to be done if desired and subject to necessary permissions.

The bathroom is fitted with a three-piece suite, comprised of a walk-in shower enclosure, WC and basin, with uPVC double glazed window to the side elevation.

The fourth bedroom is a single room situated to the rear of the property, offering a south-westerly aspect and view of the rear garden. Featuring fitted desk space, uPVC double glazed window and a built-in storage cupboard.







## Externally

8 Greendale Road boasts a characterful and attractive mock-Tudor façade that offers superb curb appeal. The front garden features some low-maintenance, mature shrubs and is mainly paved. Steps lead to the front door, and to the side elevation is gated access to the rear garden.

The property features a mature and well-maintained rear garden that benefits from a favourable south-westerly aspect. Accessible from the lounge and kitchen is a sizeable patio, that in turn leads to a lawned area with flower borders and paved path leading to the rear portion of the garden. This is laid with gravel and fitted with a pergola and features mature shrubs.

Completing the rear garden is a secure garage with power and side access, that can be accessed from a well-maintained vehicular rear lane.

## Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park offers a selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Redland Green School has been long viewed as the most highly-regarded state school in the city, ensuring Redland as a real hot spot for families.

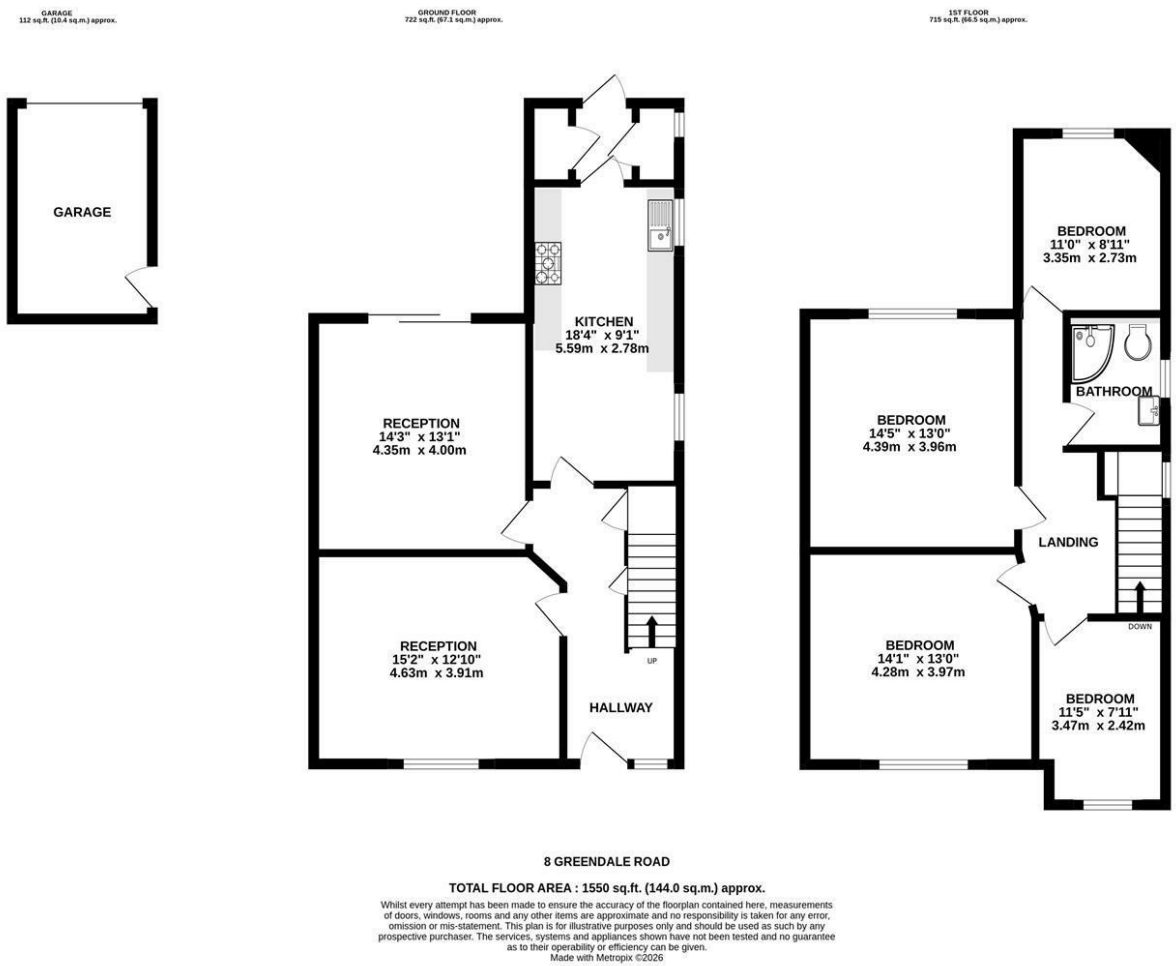
## Schools

Westbury Park School - Distance: 0.14 miles
Redland Green School - Distance: 0.34 miles
St Bonaventure's Catholic Primary School - Distance: 0.44 miles
Henleaze Junior School - Distance: 0.52 miles
Bishop Road Primary School - Distance: 0.66 miles

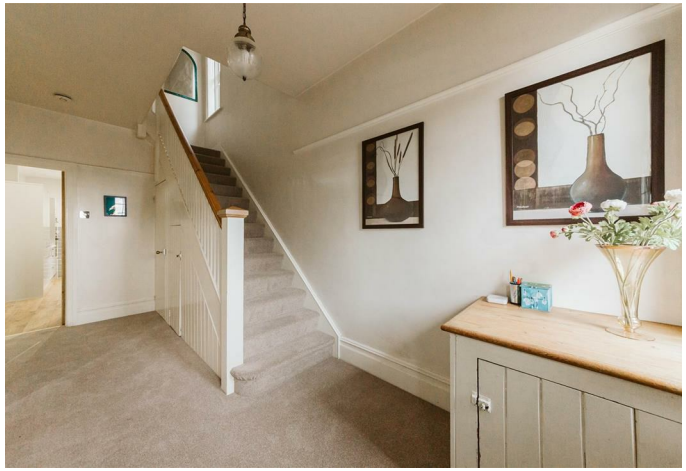










- An attractive four-bedroom family home
- Boasting a mature and attractive south-westerly facing garden
- Private, secure garage
- Side and rear access
- Redland Green School APR
- Two reception rooms and a kitchen-breakfast room
- Attractive original detailing retained
- Scope to extend and convert loft subject to necessary permissions
- Offered with no onward chain

**Guide Price:** £825,000

**Tenure:** Freehold

**Council Tax Band:** E

**EPC Rating:** 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.

MAGGS & ALLEN















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