



21 Highfield Grove, Horfield, Bristol, BS7 8QH

GUIDE PRICE £605,000

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## PROPERTY OVERVIEW

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Set within the highly sought-after and friendly cul-de-sac of Highfield Grove, this 1930s terraced home offers a wonderful blend of charm, comfort and excellent future potential. Presented in good decorative order and enhanced by recent improvements, the property provides an ideal opportunity for buyers seeking a home ready to enjoy, with the added benefit of being able to extend or adapt to their needs over time.

A welcoming entrance hallway leads into two bright and versatile reception rooms, each filled with natural light and offering flexible family living space. The kitchen is well-arranged and leads directly onto the garden, making it practical for day-to-day life.

Upstairs, the property offers three bedrooms, including two generous doubles and a third ideal as a nursery, guest room or home office. The bathroom is well presented, and the layout lends itself perfectly to reconfiguration if ever desired in future.

One of the standout features is the exceptionally spacious rear garden (approx. 100 ft. including the garage) - a rare find in this location and an excellent space for families, gardeners or anyone seeking outdoor privacy. Its size and layout also provide tremendous potential for a rear extension while still retaining a substantial garden. In addition, the loft offers scope for conversion, subject to the necessary consents.

To the rear is a private garage accessed via a lane, offering secure storage or parking options. The front of the property has also been upgraded with a newly installed driveway, providing valuable off-street parking - a huge advantage in this area. Recent improvements also include new double glazing throughout (2025).

Offered to the market with no onward chain, this is a fantastic opportunity to secure a well-loved home in one of BS7's most desirable residential pockets.

### Location

Highfield Grove is a peaceful and well-regarded cul-de-sac in the heart of Horfield, known for its strong community feel and excellent convenience. The property is perfectly placed for access to Gloucester Road with its wide range of independent shops, cafés, bakeries and restaurants, as well as the amenities of nearby Henleaze Road.

Families will appreciate the proximity to highly regarded local schools, including St Bonaventure's and Bishop Road Primary, both within walking distance.

For commuters or weekend travel, the area enjoys straightforward access to major transport links, while Horfield Common, local parks and sports facilities provide ample green space and leisure opportunities.

This is a rarely available home offering comfort today and exciting potential for tomorrow - in one of Horfield's most desirable and neighbourly streets.

## KEY DETAILS

- An Attractive 1930s Terraced Family Home
- Three Bedrooms
- Two Reception Rooms
- Large Rear Garden (Approx. 100ft.) Offering Superb Future Potential
- Garage To The Rear - Accessed Via A Private Lane
- Non Onward Chain

Guide Price: £605,000

Tenure: Freehold

Council Tax Band: C

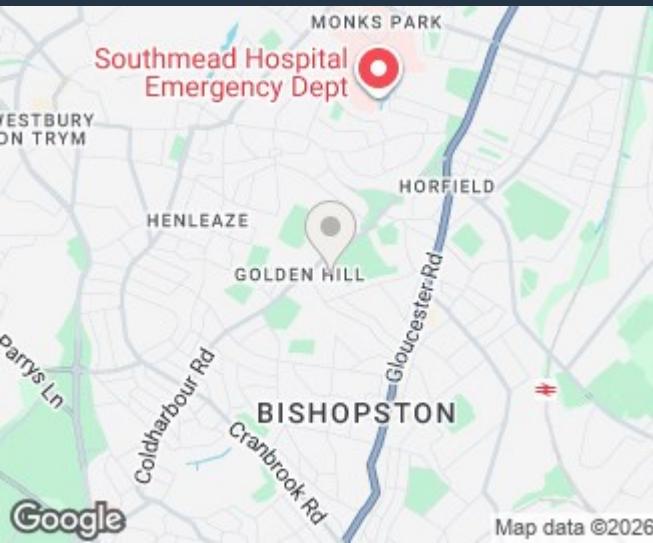
Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: D

Viewing: By appointment only



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Total floor area: 84.3 sq.m. (908 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
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0117 454 7054

hello@goodchild.co.uk

goodchild.co.uk

