



44 Raglan Road, Bristol
£775,000

44 Raglan Road

Bristol, Bristol

- Four bedrooms
- Extended kitchen/diner
- Large south facing rear garden
- No onward chain
- Redland Green Secondary School catchment
- Bishop Road Primary School catchment area
- Close to Gloucester Road
- Converted loft

Offered with no onward chain and situated in one of Bristol's most sought-after neighbourhoods, this four-bedroom terraced house presents a superb opportunity for families and professionals alike. Perfectly positioned within the catchment areas of both Redland Green Secondary School and Bishop Road Primary School, the property offers outstanding access to highly regarded schools and is just a short stroll from the vibrant Gloucester Road, which provides an eclectic mix of independent shops, cafes, and restaurants.

Upon entering, you are welcomed into a bright and inviting hallway that sets the tone for the rest of the home. The ground floor boasts a spacious, thoughtfully extended kitchen/diner, designed for modern family living. This open-plan space features contemporary cabinetry, ample countertop space, a large central island and integrated appliances, making it ideal for both everyday meals and entertaining guests. The dining area comfortably accommodates a large table, creating a sociable hub at the heart of the home, whilst bi-fold doors connect seamlessly with the south-facing rear garden. Double doors connect the family room to the kitchen. This versatile room could be used as a snug, formal dining room, or playroom, and retains a



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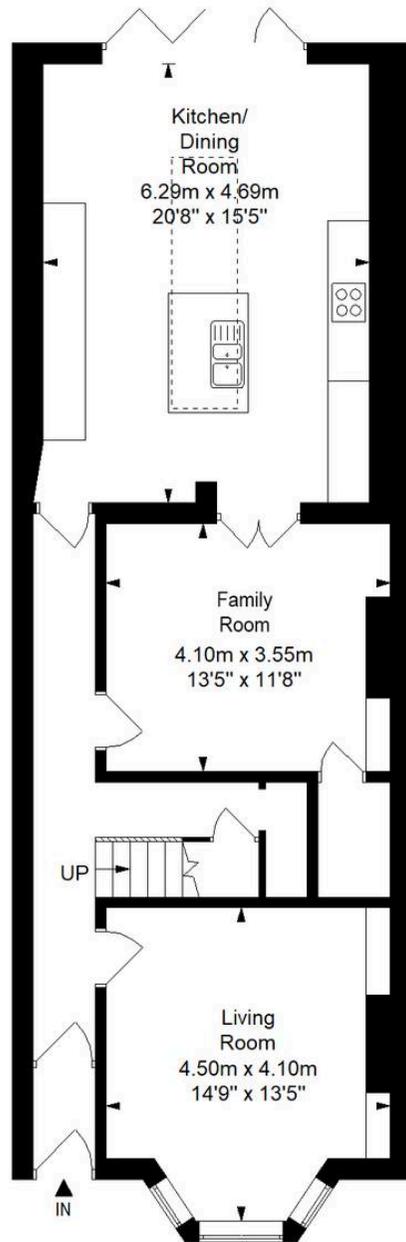
Raglan Road, Bishopston, Bristol, BS7 8EG

Approximate Gross Internal Area = 158.8 sq m / 1709.4 sq ft
(Excludes Reduced Headroom Area)

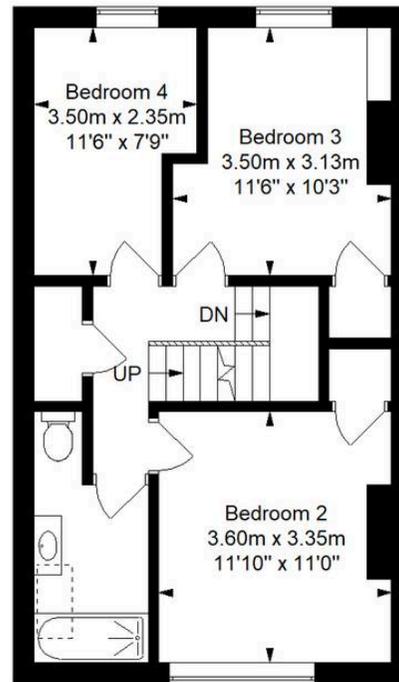
Reduced Headroom Area = 3.7 sq m / 39.8 sq ft

Total Area = 162.5 sq m / 1749.2 sq ft

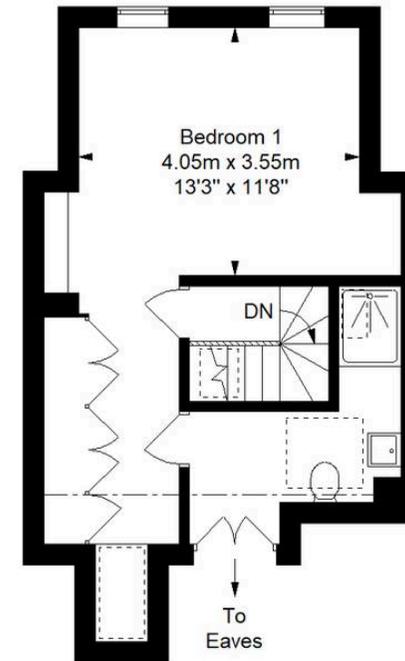
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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