



9 Westbury Road, Henleaze, Bristol, BS9 3AY

Guide price £1,100,000

**maggs
+ allen**

estate agents

WESTBURY ROAD, BRISTOL, BS9 3AY

An attractive and very spacious (over 3000 sq.ft) semi-detached Period family home that is positioned on the edge of Bristol's historic Durdham Down with its acres of open spaces and within a short walk from the 'village like' Henleaze Road, with its bustling community. The property has undergone a tremendous amount of improvement by the current owners yet retains many elegant period features and offers a feeling space and light throughout. Outside there is a pleasant, landscaped garden plus there is also the advantage of a large double garage, which is rare for a period home.

Ground Floor

The ground floor briefly comprises; a storm porch and vestibule with atrium roof light, welcoming central hallway with original dresser, three individual receptions; period fireplaces and ceiling features, one with bay window to front overlooking Durdham Downs, and a fitted kitchen/breakfast room with ample storage and central island which leads to a spacious utility room with double doors onto garden.

Upper Floors

From the main hall a grand staircase leads up to the upper floors where there are two mezzanine levels and two main floors accommodating in total seven bedrooms, study/ bedroom eight, two bathrooms along with a separate shower room.

Outside

The house has private front and rear gardens, double garage and vehicle access to rear. Further benefits include; double glazing throughout and is positioned adjacent to Henleaze shops and amenities with open private outlook to front and rear.

Location

The property overlooks Durdham Downs and is within a short distance of a number of good state and independent schools including excellent primary schools; Elmlea infant and junior schools (0.4 of a mile) and St Ursula's, which can be found at the end of the road. The property is also within the reference point for the Bristol Free School (secondary). Close by are also very well regarded private schools such as Badminton School, Redmaids High School, Redland High School and Clifton College. Henleaze Road, with its comprehensive shops, cafes, restaurants, Orpheus' cinema and Waitrose' are a short walk as is White Ladies road.

Directions

From the Maggs & Allen office on Northumbria Drive, turn right onto North View. At White Tree roundabout take the third exit onto Westbury Road. Number 9 will be on your right.



Guide Price: £1,100,000

Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: G

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.



Total Area: 346.6 m² ... 3731 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (54-68)	
E (39-53)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

- A substantial semi-detached family home
- 7 Bedrooms
- 3 Reception rooms
- 3 Bathrooms



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



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