



1 QUEEN VICTORIA ROAD,
WESTBURY PARK, BS6 7PD

GOODMAN
& LILLEY



A WONDERFUL PERIOD HOME SET IN A SOUGHT AFTER WESTBURY PARK LOCATION ON A QUIET NO THROUGH ROAD THAT OPENS DIRECTLY ONTO THE WONDERFUL OPEN SPACE OF DURDHAM DOWNS. WE HIGHLY RECOMMEND A VIEWING AT YOUR FIRST OPPORTUNITY.

Location

Located on a sought after road in Westbury Park which is a popular area situated close to the open expanse of the Durdham Downs offering around 400 acres of parkland and recreational space. The area is particularly well served for schooling with the highly regarded Redland Green Secondary & Westbury Park Primary Schools within easy walking distance, and Badminton School and Redmaids High are within a mile. There are a good number of local amenities within easy level walking distance as well, including Waitrose, a number of independent businesses such as The Little Shop & Little French & Prego restaurants, good local pubs and the Scott cinema. Westbury Park is well located for access to the City Centre, Cribbs Causeway and the national motorway network.

Summary

This wonderfully located home has accommodation comprising an entrance lobby into the hall, two separate reception rooms, a separate kitchen and a conservatory / breakfast room providing access to the rear garden. Upstairs are two generous bedrooms and a modern shower / wet room. The house has a south facing rear garden.

Accommodation

Please see the floorplan for room measurements.

Entrance

Via entrance door to an inner lobby with glazed inner door to the entrance hallway.

Entrance Hallway

Stairs to the first floor, understairs storage and doors to:

Sitting Room

Sash bay window to the front aspect, fireplace.

Dining Room

Sash window to the rear, fireplace.

Kitchen

Fitted kitchen with window to the rear and door to:

Conservatory / Breakfast Room

With space for a breakfast table, tiled floor, double glazed windows and sliding patio door to the rear garden.

First Floor

Landing

Split level landing with loft access. Doors to:

Bedroom One

An overly generous main bedroom with two sash windows to the front of the house, built in storage cupboard.

Bedroom Two

The second double bedroom with sash window to the rear.

Shower / Wet Room

Fitted with wash basin, toilet and walk in shower, window to the side and cupboard housing the gas boiler.

Outside

Front Garden

Setting the house back from the street with path to the entrance door.

Rear Garden

A good sized south facing rear garden with lawn and patio areas.

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- Superbly Located Just Off Durdham Downs
 - Excellent Local Schooling
 - Two Double Bedrooms
 - Period End Of Terrace Home
 - South Facing Rear Garden
 - Great Local Amenities

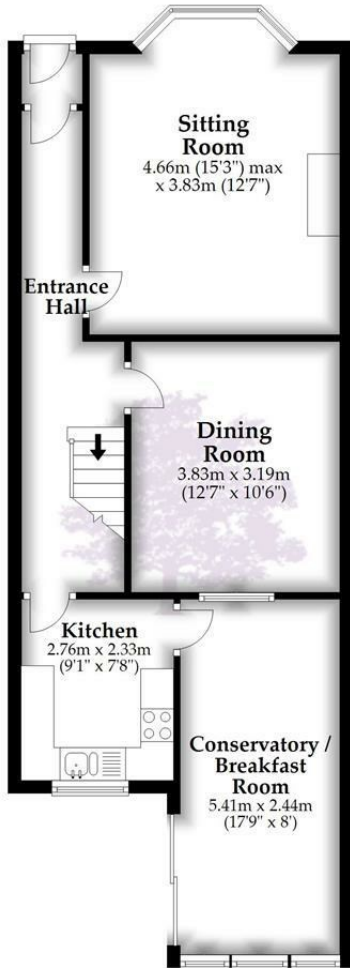


OFFERS IN EXCESS OF £625,000



Ground Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



Total area: approx. 107.3 sq. metres (1154.8 sq. feet)

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.

Plan produced using PlanUp.

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