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£700,000

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22 Queen Victoria Road Westbury Park, Bristol, BS6 7PE

A smartly presented Victorian three-bedroom home on Queen Victoria Road in Westbury Park.

Situated in a cul-de-sac, the setting is quiet and peaceful, with the benefit of being just 150 metres away from the Downs which offers 400 acres of protected green space. The restaurants, cafes and shops including Waitrose are within 0.3 miles.

From the curbside, the property has a striking presence with its stone facade, bay window and bathstone accents. The front garden set behind a low stone wall features a planted border stocked with colourful flowers and a shrub.

Enter through the front door and you are greeted with a hallway full of character. The ceilings feature original coving and the walls are fitted with dado rails. Beautiful dark stained floorboards sweep through the hallway into the living and dining rooms.

The living room looks out onto the front garden and the quiet street scene in front. The room has a lovely bay window with modern sash windows, and features original ceiling coving, picture rails and the centrepiece of the room, the fireplace, complete with a log-burning stove.

The living room is connected to the dining room via a square arch making the downstairs of this house feel wonderfully light and open-plan. The room has space for a table to seat 6-8 and there are useful alcoves for freestanding storage furniture. Double doors lead down into the kitchen which opens onto the garden. The room is filled with light from a skylight.

Comprising grey shaker style units and including a breakfast bar, the kitchen is of a high specification and includes an integrated double oven, induction hob



with cooker hood and a dishwasher. There is space for a freestanding fridge/freezer and a washing machine as well as some useful additional storage cupboards.

Beneath the stairs is a WC with a washbasin.

On the first floor, there are three bedrooms and a bathroom.

The master bedroom is at the front of the house and features twin modern sash windows and incredibly useful built-in wardrobes on either side of the chimney breast.

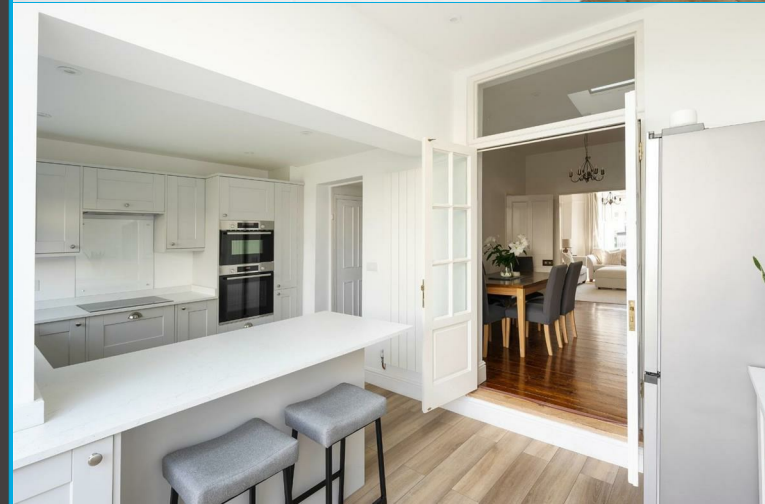
Next door is a nicely appointed bathroom with an impressive vaulted ceiling complete with skylights flooding the space with natural light. The bathroom is equipped with a bath/shower, w.c and washbasin.

The second bedroom overlooks the back garden via the modern sash window. There are two large alcoves to either side of the chimney breast perfect for freestanding furniture or ready for built in storage as found in the master bedroom.

The third bedroom is located down several steps on a half landing at the back of the house. The room has a double aspect onto the garden and side elevation and would make a great child's room or office.

Externally the back garden is a good size and features an immaculate lawn with a deck area and storage shed at the back.

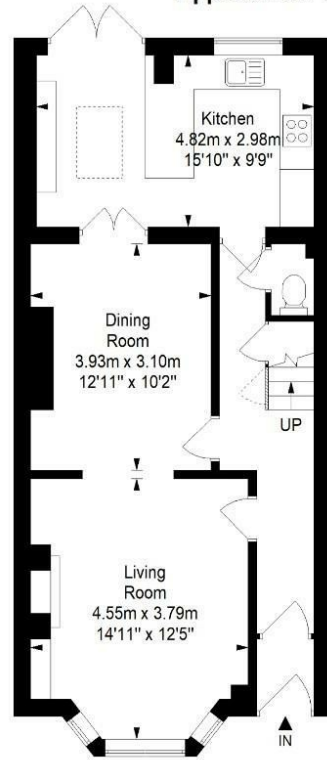
This beautiful character home is in excellent order and is in a desirable location being in a quiet cul-de-sac yet close to the many amenities Westbury Park has to offer.



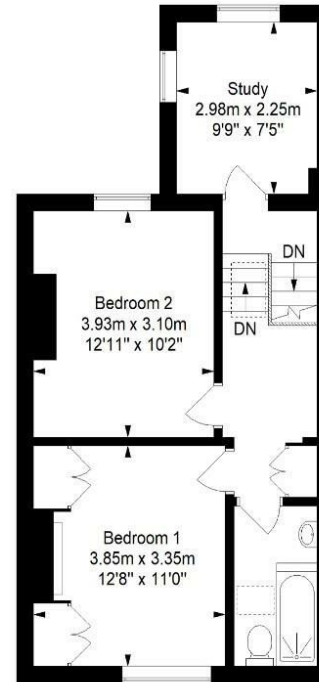


Queen Victoria Road, Redland, Bristol, BS6 7PE

Approximate Gross Internal Area = 104.8 sq m/ 1128.1 sq ft



Ground Floor



First 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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