



£899,950

68 St. Albans Road, Westbury Park, Bristol, BS6 7SH

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68 St. Albans Road Westbury Park, Bristol, BS6 7SH

A spacious and light, five bedroom, 1920's, family home with the rare benefit of both a driveway and a detached garage. Located in the neighbourhood of Westbury Park with it's a range of popular shops, Waitrose supermarket, independent cafes and the cherished Orpheus Cinema. The house is also well positioned for local schools, sitting in easy reach of Westbury Park primary school (250m) and Redland Green secondary (750m).

A pathway leads up to the entrance with a vestibule beyond. Two inner doors with stained glass windows and top lights open up into the main hallway with a useful w/c tucked under the stairs. The light and airy living room is located on the right hand side and has much period character retained. The bay window has stained glass top lights and there is ceiling coving, a picture rail and the more recent addition of a cast iron log burner. An open plan kitchen/ dining room is spread across the back of the house which also has a bay window facing the rear garden. The kitchen is fitted with a range of sleek, handleless units with integrated appliances, a composite worktop and a peninsula return. The dining area has plenty of space for a table and there are built-in, 1920's style dresser's in each of the chimney breast recesses.

Stairs rise to the first floor to three bedrooms and the family bathroom. The master bedroom is positioned at the front and has a bay window, ceiling coving, picture rail, fireplace and a built in wardrobe. The adjacent second bedroom has matching features, while the third bedroom is positioned at the front and is currently used as work space. The family bathroom is fitted with a modern white suite including bath, over head shower and double glazed windows facing the rear aspect.

Stairs rise to the top floor to bedrooms four, five and a



shower room. Both principle rooms fit a double bed and are carpeted with access to eaves storage. A contemporary shower room is accessed off the main hallway.

Externally at the rear is a neatly enclosed garden with three different sections; immediately next to the house is a courtyard (between the house and garage), the middle section is a lawn with a planted border, while at the end end it opens up into an outdoor seating area.

At the front of the house is a parking space and a detached garage (17'4 x 9'1) with a pitched roof, rear access and an up and over door at the front. There is also an electric car charging point.

This well presented end of terrace home is in a sought after location with a strong community spirit located in easy reach of acclaimed schools and amenities along with the nearby Downs.





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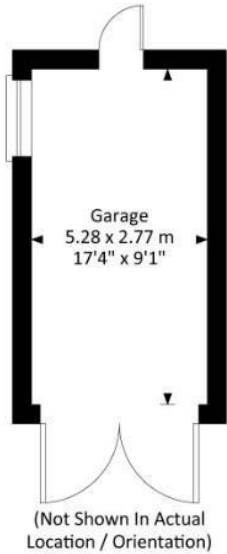
Approximate Gross Internal Area = 157.80 sq m / 1698.0 sq ft
(Excluding Eaves Storage)

Garage Area = 15.30 sq m / 165.0 sq ft

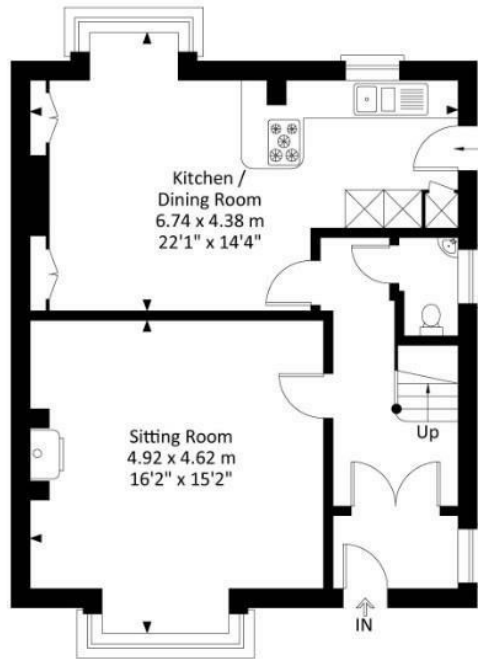
Total Area = 173.10 sq m / 1863.0 sq ft



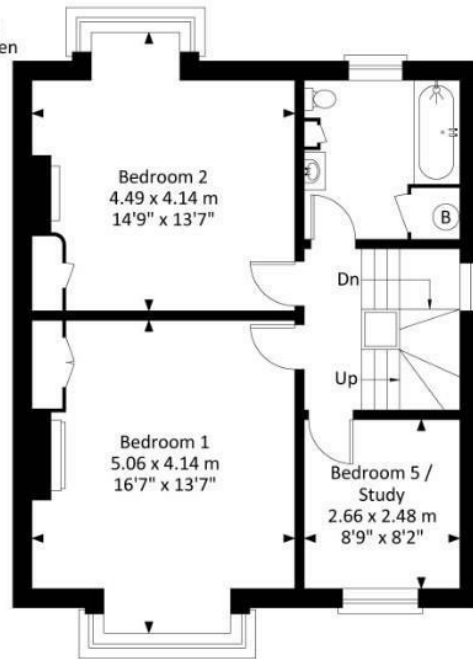
= Reduced Headroom Below 1.5 / 5'0



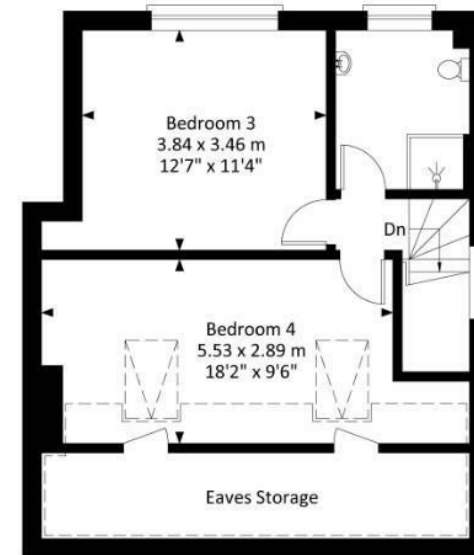
Garage



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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