



39 Westbury Road, Henleaze
Guide Price £1,395,000

RICHARD
HARDING



39 Westbury Road,

Henleaze, Bristol, BS9 3AU

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An exquisite 6 double bedrooms (1 with en-suite and dressing room), 3 reception room Victorian semi-detached family home with a beautiful interior and wonderful room proportions, plus ample gated off road parking, a storage garage and a good sized 53ft x 33ft level rear garden.

Key Features

- Lovely broad lateral accommodation including a fabulous sociable 26ft x 15ft through kitchen/dining room with seamless access onto the rear garden.
- Superb location for families, on the doorstep of Durdham Downs and within a short level stroll of the excellent local shops, cafes and bus connections of Henleaze Road. Elmlea School is within 500 metres as are other excellent schools including Badminton, Redmaids and St Ursula's.
- Complete chain above, making a prompt and straight forward move possible.
- **Ground Floor:** wide central entrance hallway with understairs storage and ground floor cloakroom/wc, beautiful bay fronted sitting room, reception 2/family room, large sociable kitchen/dining room with recessed walk in pantry and adjoining breakfast room/reception 3, which also connects through to the garden, separate utility room.
- **First Floor:** landing, principal bay fronted double bedroom with beautiful en-suite bathroom/shower/wc and separate walk in dressing room, 2 further double bedrooms and a family bathroom/wc.
- **Second Floor:** 3 further double bedrooms and a shower room/wc.
- An incredibly good sized period family home with a breathtaking interior, good sized garden, plenty of parking and much more.





GROUND FLOOR

APPROACH: via a gated driveway and forecourt providing off road parking for at least 2 family sized vehicles. The driveway continues up the right hand side of the property where you will find the main entrance to the house and the doors to the storage garage.

ENTRANCE VESTIBULE: (7'4" x 3'3") (2.24m x 0.99m) high ceilings with original cornicing, tiled flooring, coat hooks, dado rail and part glazed period door leading into the central reception hallway.

RECEPTION HALLWAY: (18'0" x 7'4" inclusive of staircase) (5.49m x 2.24m) a wide welcoming entrance hallway with high ceilings, original ceiling cornicing and central ceiling rose, tiled flooring with underfloor heating, dado rail, useful understairs storage and ground floor cloakroom/wc. Further doors lead off to the sitting room, a wonderful kitchen/dining/living room and reception 2/family room.

SITTING ROOM: (19'3" max into bay x 14'2" max into chimney recess) (5.87m x 4.31m) an elegant bay fronted sitting room with wonderful high ceilings and original ceiling cornicing, wide bay to front comprising three sliding double glazed sash style windows, period style fireplace with original surround, built in storage cupboards and floating shelving to chimney recesses. Underfloor heating.

RECEPTION 2/FAMILY ROOM: (front) (14'6" x 11'7" max into chimney recess) (4.43m x 3.52m) a good sized second reception room, perfect for children's playroom, tv room etc with high ceilings, ceiling coving, picture rail, double glazed sliding sash style window to front, wood flooring with underfloor heating, period tiled fireplace and radiator.

KITCHEN/DINING/LIVING SPACE: (26'2" x 15'0") (7.98m x 4.56m) a large sociable family kitchen/dining space with a newly fitted kitchen comprising base and eye level units with quartz worktop over and large central island with overhanging breakfast bar, chimney recess with space for range cooker, plumbing and appliance space for American style fridge/freezer, integrated dishwasher, inset sink with boiling hot water tap, sliding door accessing a walk in larder with built in shelving, large double glazed window to rear overlooking the rear garden, wide wall opening creating a sociable connection through from the kitchen/breakfast area to the living space, which has Crittall style double doors also providing seamless access out to the rear garden, period fireplace, high ceilings, ceiling cornicing, picture rail and wood flooring with underfloor heating. From the kitchen area there is a wide wall opening connecting through to a breakfast/dining area.

BREAKFAST ROOM: (13'1" x 7'5") (4.00m x 2.26m) a perfect space for dining table and chairs with double glazed floor to ceiling windows with central double doors accessing the garden, wood flooring, contemporary upright tubular radiator and door accessing the utility room.

UTILITY ROOM: (6'10" x 6'2") (2.08m x 1.88m) a range of base and eye level units, plumbing and appliance space for washing machine and dryer, floor standing Worcester gas central heating boiler, double glazed window to side, wood flooring and a radiator.

CLOAKROOM/WC: low level wc with concealed cistern, wash basin with cabinet beneath and tiled splashback and tiled flooring.

FIRST FLOOR

LANDING: doors off to bedroom 1, with adjoining dressing room and en-suite, bedroom 2, bedroom 3 (off lower mezzanine landing) and family bathroom/wc. Staircase continues up to the second floor landing and further doors accesses a useful linen cupboard.

BEDROOM 1: (front) (19'3" max into bay x 14'2" max into chimney recess) (5.87m x 4.32m) a large principal double bedroom with high ceilings, ceiling coving and picture rail, an attractive period fireplace, wide bay to front comprising sliding sash style double glazed windows, radiator and doors accessing the walk in dressing room and separate en-suite bathroom/wc.

Dressing Room: (11'7" x 6'8") (3.53m x 2.03m) a good sized walk in dressing room with tall built in open wardrobes with drawers beneath and extra storage space above, ceiling cornicing and inset spotlights.

En-Suite Bathroom/Shower/WC: (11'4" x 7'4") (3.45m x 2.24m) a stylish en-suite bathroom with a floor standing double ended bath with mixer taps and shower attachment, oversized walk in shower with dual headed shower over, two bowl style sinks set into a counter with floating drawer unit beneath and tiled splashbacks, brush gold heated towel rail, tiled floor, inset spotlights, extractor fan and sliding double glazed sash style window to front.

BEDROOM 2: (rear) (15'0" x 14'2" max into chimney recess) (4.57m x 4.32m) a large double bedroom with high ceilings, ceiling coving, picture rail, radiator and two double glazed sliding sash style windows to rear, overlooking a good sized level rear garden.

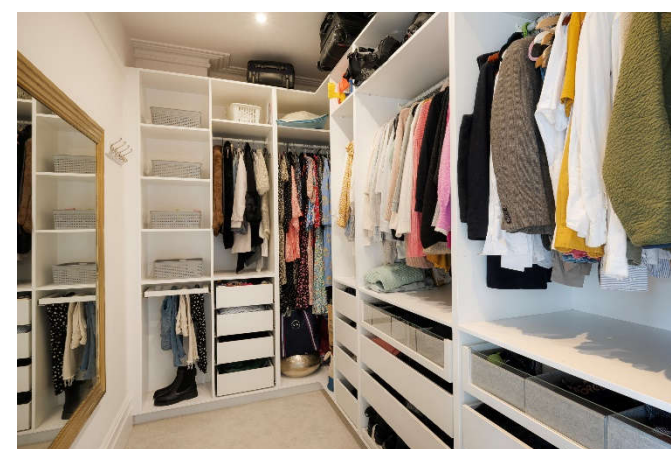
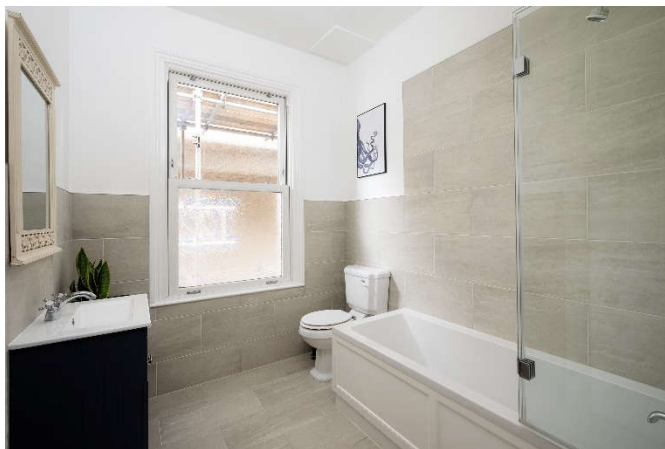
BEDROOM 3: (off lower mezzanine landing) (15'0" x 11'8" max into chimney recess) (4.56m x 3.55m) a double bedroom with high ceilings, picture rail, sliding double glazed sash style window to rear and a radiator.

SECOND FLOOR

LANDING: doors off to bedroom 4 (off mezzanine half landing), bedroom 5, bedroom 6 and a second family shower room/wc. Roof light window provides natural light through the landing and stairwell.

BEDROOM 4: (rear) (15'0" max taken below sloped ceiling x 11'8") (4.57m x 3.55m) a good sized double bedroom with dormer to rear with sliding double glazed sash style window overlooking the rear garden and radiator.

BEDROOM 5: (front) (18'8" max into chimney recess x 11'0" max taken below sloped ceilings) (5.70m x 3.36m) a generous double bedroom with an attractive period fireplace, radiator and sliding double glazed sash style window to front with views over the roof of Badminton sports hall opposite towards the trees and Blaise Castle Estate in the horizon.



BEDROOM 6: (rear) (11'3" x 10'9" taken below sloped ceilings) (3.43m x 3.27m) a double bedroom with dormer to rear comprising sliding double glazed sash style window and a radiator.

SHOWER ROOM/WC: (8'0" x 7'4") (2.44m x 2.24m) a white suite comprising corner shower enclosure, low level wc, wash hand basin with storage cabinet beneath and glass tiled mosaic splashback, radiator, tiled floor, inset spotlights and sliding double glazed sash style window to side.

OUTSIDE

GATED OFF ROAD PARKING & FRONT GARDEN: the property is set back from the road behind iron double gates which access a driveway providing ample off road parking for at least 2 cars. The driveway leads up to:-

STORAGE GARAGE: (approx. 25'0" x 7'2") (7.62m x 2.18m) accessed at the front and from the rear garden. Long single storage garage, perfect for storing sports equipment etc, whilst also providing a handy secure access through from the front to the rear of the property.

REAR GARDEN: (53ft depth x 33ft max across) (16.15m x 10.06m) a great sized level lawned rear garden with generous paved seating area closest to the property, raised railway sleeper borders containing various shrubs and Magnolia and Fig tree. Attractive brick boundary walls and a door accessing the storage garage.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.

- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



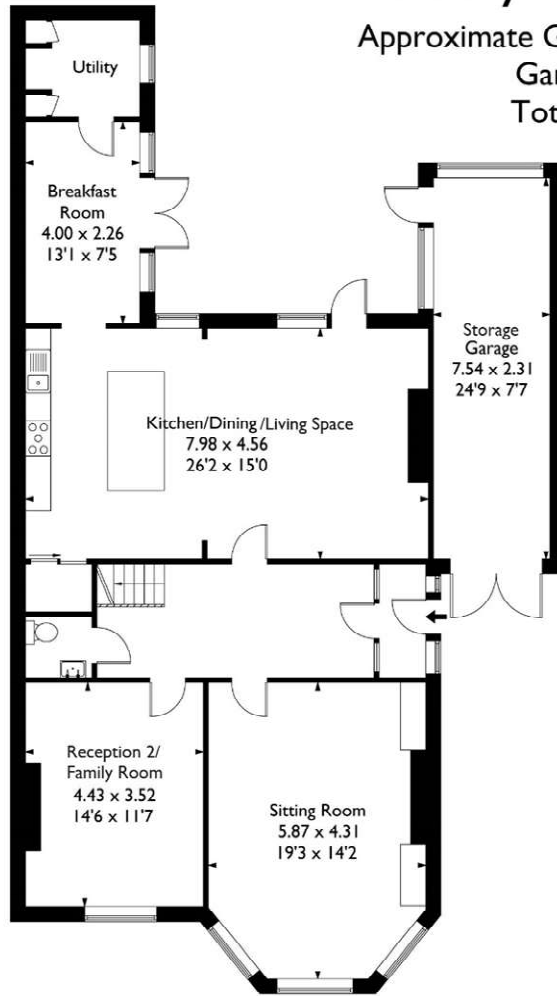


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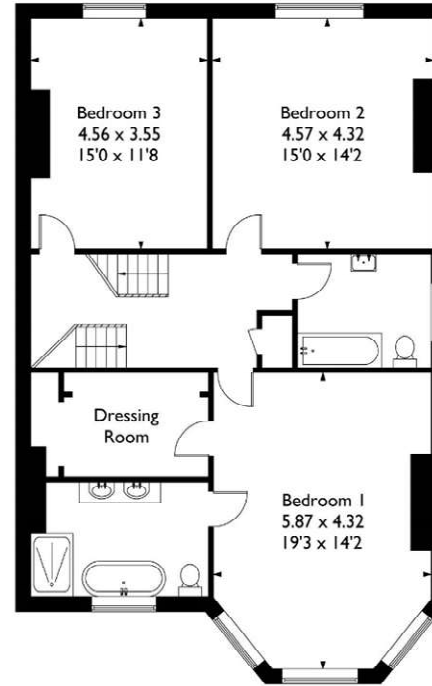
Approximate Gross Internal Area 268.70 sq m / 2891.80 sq ft

Garage Area 17.40 sq m / 187.50 sq ft

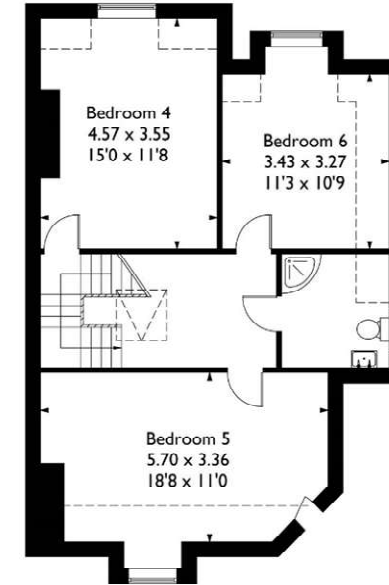
Total Area 286.10 sq m / 3079.30 sq ft



Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5m / 5'0

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.