



135 Sefton Park Road, Bishopston  
Guide Price Range: £850,000 - £875,000

RICHARD  
HARDING







# 135 Sefton Park Road,

Bishopston, Bristol, BS7 9AW

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Nestled along a prestigious family-orientated road on the borders of Bishopston and St. Andrews, a golden opportunity to acquire an elegant 4 bedroom, 3 bathroom (2 ensuite) Victorian mid-terraced home retaining a wealth of period features, having recently undergone an extensive renovation from the current owners and subsequently benefits from being finished to simply the highest of standards throughout.

## Key Features

- An exceptionally well-proportioned 4 double bedroom, 3 bathroom (2 en-suite) Victorian mid-terraced home renovated to the highest of standards throughout by the current owners, including an exceptional kitchen side return extension, flooded with natural light from Velux skylights and bi-folding doors that open out seamlessly to a well-stocked and easy to maintain rear garden.
- Superb location within just yards of the local Sefton Park Primary School and the green open spaces of St Andrews Park. Gloucester Road with its array of independent shops, cafes and restaurants, as well as bus connections to the city centre and Temple Meads station are also nearby. Ashley Down train station is opening in spring 2024 and will be only a short walk from the house, with links to both Temple Meads and Parkway.
- Retaining an abundance of original features throughout such as high ceilings, period fireplaces, moulded plasterwork and beautiful cornicing. These blend seamlessly with some well-considered high quality modern improvements which maximises the original features of the property.
- Three bathrooms (two en-suites) as well as a ground floor wc.
- Finished to the highest of standards throughout, properties of this quality are rarely seen, so an early viewing is unhesitatingly recommended.





## GROUND FLOOR

**APPROACH:** from the pavement a dwarf stone wall opens onto a tiled pedestrian pathway which leads up to the panelled entrance door with overlight. Opening to:-

**ENTRANCE VESTIBULE:** decorative tiled flooring, moulded skirting boards, inlaid floor mat, ceiling cornicing, light point, wooden door with beautiful period stained glass insert leads into a bright and wide entrance hallway.

**ENTRANCE HALLWAY:** laid with decorative flooring, moulded skirting boards, gas column radiator, beautiful period archway and period cornicing above with electricity and gas meters overhead, multi light points and inset ceiling downlights. Doors radiate off to the principal rooms on this level including sitting room, kitchen through to open plan living/dining space which leads out to the rear garden. Carpeted staircase ascends to the upper floors, beneath the stairs there is a ground floor wc.

**SITTING ROOM:** (front) (15'9" x 13'1") (4.80m x 3.99m) laid with fitted carpet, moulded skirting boards, gas column radiator, period ceiling cornicing, dado rail, working period cast iron fireplace with marble hearth and decorative tiles below, timber framed double glazed windows with original period stained glass above and curtain rail over, light point, carbon monoxide alarm.

**KITCHEN:** (13'0" x 11'1") (3.38m x 3.25m) the kitchen has recently been renovated by the current owners to an exceptionally high standard comprising of an array of wall, base and drawer units with square edged quartz worktops over, tiled flooring with underfloor heating, integrated Fisher & Paykel fridge/freezer, 2 double ovens, hob with integrated extractor fan, integrated dishwasher, double composite stone bowl sink with stainless steel tap over and integrated drainer to side, inset ceiling downlights, moulded skirting boards, 3 tiled steps descend down into a magnificent and bright open plan living/dining space which has been extended by the owners to a magnificent standard.

**LIVING/DINING SPACE:** (24'6" x 16'10") (7.46m x 5.13m) tiled flooring, light point, an array of bespoke fitted cupboards to one side including a laundry cupboard with space and plumbing for washing machine, tumble dryer, ironing board storage and shelf above with built-in extractor fan. Inset ceiling downlights over, the kitchen side return extension has been completed with 4 Velux skylights allowing plenty of natural light, double glazed bi-fold doors leading out to a well-proportioned rear garden, tiled flooring with underfloor heating.

**DOWNSTAIRS WC:** decorative tiled flooring, wall hung low level wc, wall mounted hand wash basin with taps over, 2 inset ceiling downlights, moulded skirting boards.

## FIRST FLOOR

**SPLIT LEVEL LANDING:** doors radiate to bedroom 3 and family bathroom/wc and upper mezzanine level which provides access off to bedroom 2 to the front elevation and bedroom 4 in the middle and further carpeted staircase ascends to the loft conversion. Gas column radiator, inset ceiling downlights, thermostat for central heating.

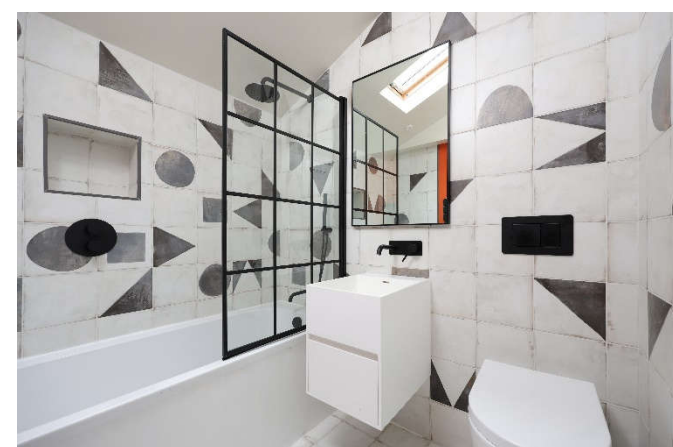
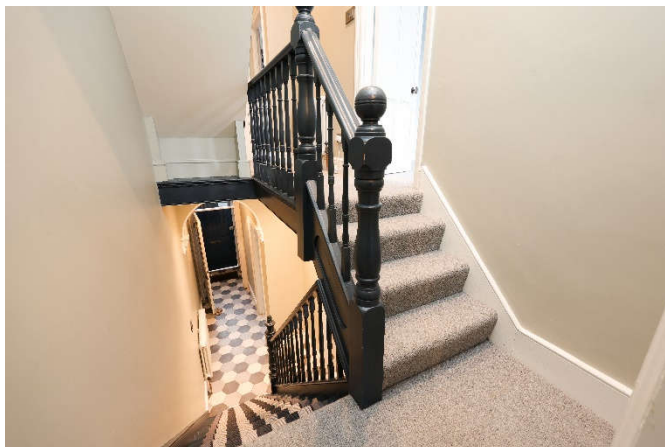
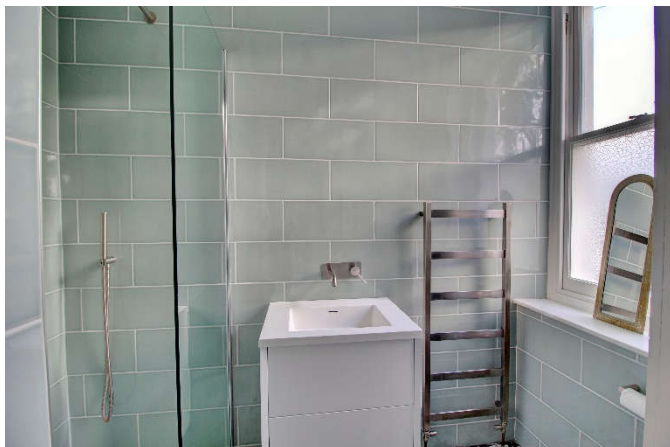
**BEDROOM 4:** (12'3" x 9'11") (4.70m x 3.02m) cast iron painted fireplace, fitted carpet, moulded skirting boards, gas column radiator, plenty of natural light coming in from the rear elevation via timber framed single sash windows with leafy outlook over the rear garden with curtain rail above, light point. Fitted wardrobes on two sides.

**FAMILY BATHROOM/WC:** tiled flooring, bath cubicle with shower head and controls attached to wall with glass insert, wall mounted wash hand basin with tap over, wall hung low level dual flush wc, extractor fan, inset ceiling downlights, large Velux skylight providing plenty of natural light, towel radiator.

**BEDROOM 2:** (front) (15'8" x 12'4") (4.78m x 3.76m) fitted carpet, moulded skirting boards, gas column radiator, light point, fitted wardrobe space to side, cast iron fireplace with decorative surround, large storage cupboard providing general shelving. Door to:

**En Suite Shower Room/wc:** decorative tiled flooring, decorative tiled splashbacks on 3 sides, wall hung low level wc, shower cubicle with glass insert, stainless steel wall mounted shower head and controls over, stainless steel towel radiator, light coming in through the front elevation via a frosted timber framed double glazed window with pleasant outlook over the street scene, inset ceiling downlights, extractor fan, loft hatch.

**BEDROOM 3:** (13'3" x 11'2") (4.03m x 3.41m) fitted carpet, gas column radiator, plenty of natural light coming in from through the rear elevation via single sash window, moulded skirting boards, light point, painted cast iron decorative fireplace, 2 large storage wardrobes to the side.



## SECOND FLOOR

**LANDING:** carpeted staircase ascends to the second floor, recently extended by the current owners to an exceptional standard.

**BEDROOM 1:** (21'6" x 11'10") (6.55m x 3.61m) fitted carpet, double glazed French doors opening out onto Juliette balcony to the rear elevation with pleasant leafy outlook, moulded skirting boards, plenty of natural light coming in through 2 Velux skylights to the front elevation, two radiators, 2 large fitted wardrobe spaces, 2 hatches providing access into significant eaves storage spaces. Door to:-

**En Suite Shower Room/wc:** decorative tiled flooring, floor standing wash hand basin with tap over, wall hung dual flush low level wc, shower cubicle with shower head and controls attached to wall, towel radiator, extractor fan, inset ceiling downlights, Velux skylight providing plenty of natural light.

## OUTSIDE

**REAR GARDEN:** mainly laid to astro turf with a small decking area with bicycle shed to side, brick wall boundaries to the rear and sides. A well proportioned sunny space and provides a degree of privacy and tranquillity due to the trees behind.

## 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.

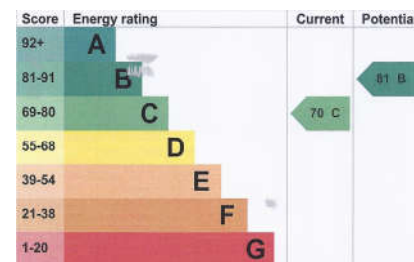
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

### **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.



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





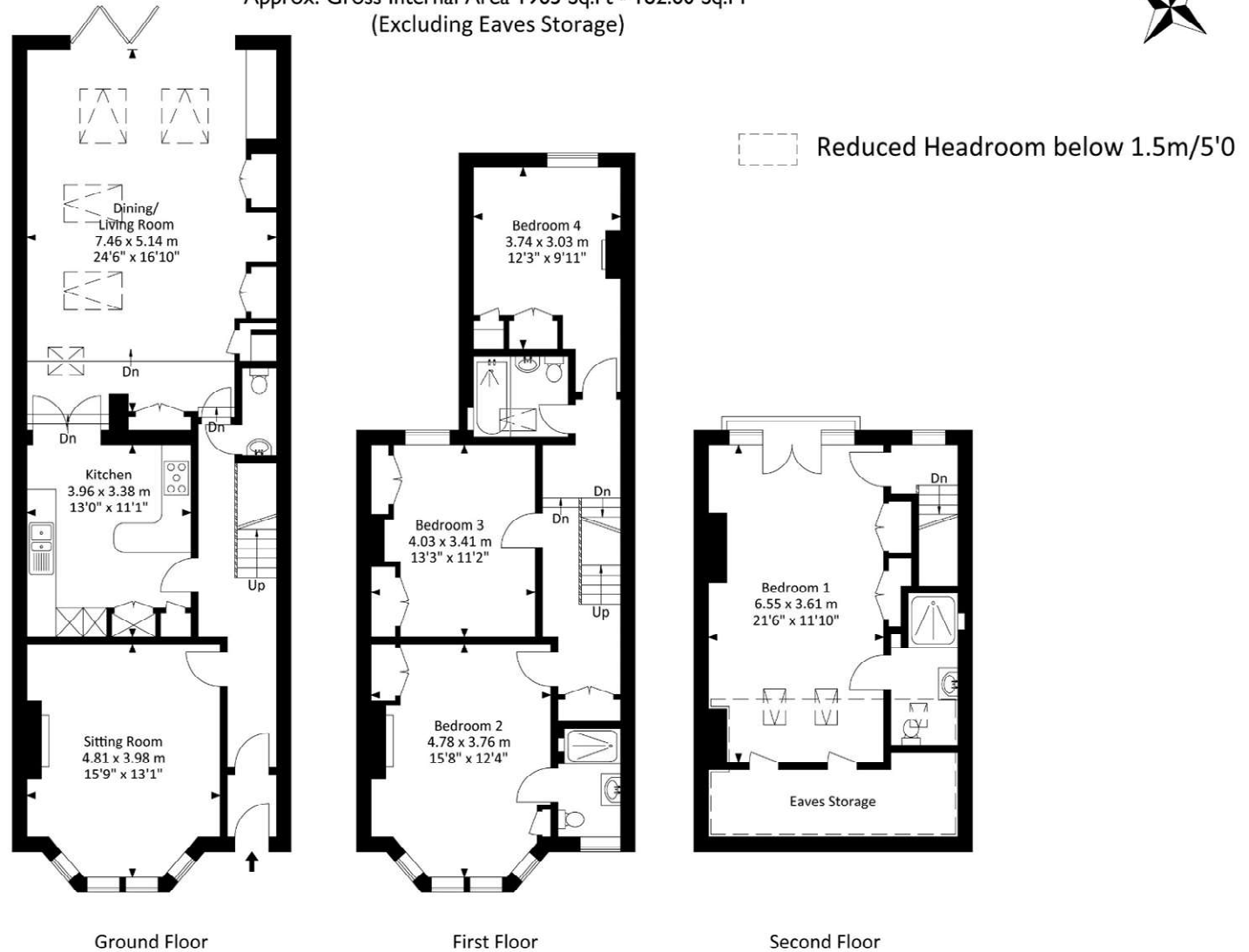






# Sefton Park Road, Bristol, BS7 9AW

Approx. Gross Internal Area 1965 Sq.Ft - 182.60 Sq.M  
(Excluding Eaves Storage)



For illustrative purposes only. Not to scale.

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.