



6 St Helena Road, Westbury Park

Guide Price £925,000

RICHARD  
HARDING



# 6 St Helena Road, Westbury Park, Bristol, BS6 7NP

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An incredibly well-presented and inviting 5 bedroom, 2 reception room (plus kitchen/dining room) period terraced home situated in a popular tree-lined road, close to Durdham Downs. Further benefiting from a level south westerly facing rear garden.

## Key Features

- Many retained period features and lovely large sash windows, add to this property's sense of light and space.
- A fabulous location in a sought after road in Westbury Park, close to Durdham Downs, Waitrose supermarket, excellent local shops and cafes and bus connections to the city centre. Also within just 250 metres of Westbury Park School and 860 metres of Redland Green School, making it a desirable location for families.
- Sociable kitchen/dining room with direct access out onto a sunny level low maintenance rear garden, with handy pedestrian rear access.
- A gorgeous period house in a sought after location.





## GROUND FLOOR

**APPROACH:** via a garden gate and pathway leading beside an enclosed front garden to the main front door of the house.

**ENTRANCE VESTIBULE:** high ceilings with original ceiling cornicing, dado rail, tiled floor, high level meter and fuse box for electrics and part glazed door leading through into:-

**ENTRANCE HALLWAY:** lovely high ceilings with ceiling cornicing, exposed stripped floorboards, original staircase to the first floor landing with understairs storage cupboard and understairs cloakroom/wc, radiator and doors off to the through lounge/dining room and kitchen/breakfast room.

**THROUGH LOUNGE/DINING ROOM:** (through measurement of 28'0" x 14'5" max into chimney recess) (8.53m x 14.5m) measured as one but described separately as follows:

**Sitting Room:** lovely elegant sitting room with high ceilings, ceiling cornicing, attractive fireplace with wood burning stove, wide bay to front comprising 4 sash windows, exposed stripped floorboards, radiator and wide wall opening connecting through to reception 2/dining room.

**Reception 2/Dining Room:** high ceilings, ceiling cornicing, attractive period fireplace with built in book shelving and cabinets to chimney recess, exposed stripped floorboards, radiator and double glazed doors opening out to the rear garden patio.

**KITCHEN/BREAKFAST ROOM:** (19'2" x 11'3") (5.84m x 3.44m) a modern fitted kitchen comprising base and eye level cupboards and drawers with gloss white units and square edge quartz worktops over, integrated Siemens eye level double ovens and 5 ring gas hob with contemporary chimney hood over and further plumbing and appliance space for American style fridge/freezer, washing machine, dryer and dishwasher. Overhanging breakfast bar provides seating and further space for dining table and chairs. Double glazed picture windows to side and timber framed double glazed bi-folding doors provide a seamless access out onto the rear garden. Tiled flooring with underfloor heating.

**CLOAKROOM/WC:** low level wc, corner wash basin with tiled splashback, tiled floor, inset spotlight and extractor fan.



## FIRST FLOOR

**LANDING:** a split landing with doors off to bedroom 1 and bedroom 2 at the front and bedroom 3 and family bathroom at the rear, wall mounted thermostat control for central heating, radiator and original staircase rising to the second floor landing.

**BEDROOM 1:** (19'7" x 14'7" max into bay) (5.97m x 4.45m) a wonderful principal double bedroom spanning the width of the house with high ceilings, original cornicing, wide bay to front comprising 4 sash windows, door accessing balcony, radiators, an attractive period fireplace, built in cabinets with open shelving over to chimney recesses.

**BEDROOM 2:** (13'2" max into chimney recess x 11'9") (4.01m x 3.59m) a double bedroom with high ceilings, double glazed sash window, built in book casing to chimney recesses, original exposed stripped floorboards and a radiator.

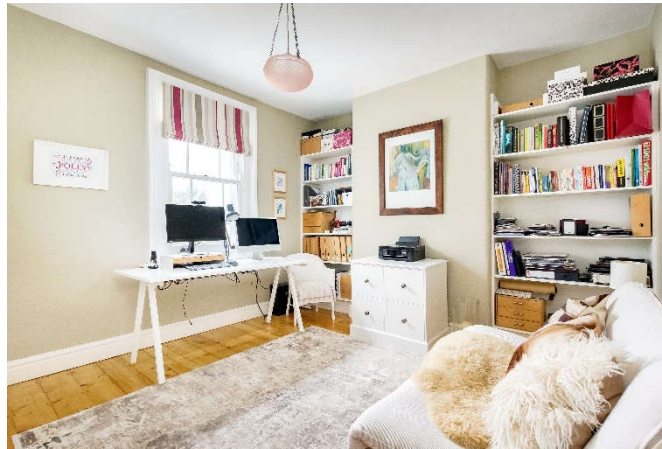
**BEDROOM 3:** (12'4" max reducing to 9'3" x 11'4") (3.76m/2.82m x 3.46m) a double bedroom with high ceilings, radiator and French doors with Juliette balcony overlooking the rear and neighbouring gardens.

**FAMILY BATHROOM/WC:** (9'5" x 6'0") (2.87m x 1.83m) a white suite comprising panelled bath with system fed shower over, low level wc, wall mounted wash basin, double glazed sash window to side, extractor fan, inset spotlights and heated towel rail.

## SECOND FLOOR

**LANDING:** doors off to bedroom 4 and bedroom 5, loft hatch accessing some further loft storage space and a high level door on the mezzanine landing accessing a generous accessible loft storage space which currently houses the boiler. Velux skylight window providing natural light through the landing and stairwell.

**BEDROOM 4:** (front) (19'7" max into built in wardrobes x 9'6" taken below sloped ceilings) (5.96m x 2.90m) a good sized double bedroom with attractive double glazed dormer window to front, radiator and door accessing en suite shower room/wc, which also inter-connects with bedroom 5/study.



**En Suite Shower Room/wc:** (9'3" taken below sloped ceiling x 4'9") (2.82m x 1.45m) a good sized en suite shower room with shower enclosure with system fed shower, low level wc, wall mounted wash basin, Velux skylight window, a pretty period fireplace, heated towel rail and door connecting through to study/occasional bedroom 5.

**STUDY/OCCASIONAL BEDROOM 5:** (11'1" max x 6'10") (3.38m x 2.08m) perfect as a home office, nursery or dressing room, this room also has access through to the en suite shower room and has a double glazed window to rear, radiator.

## OUTSIDE

**FRONT GARDEN:** small courtyard front garden with low level Victorian boundary walls and hedgerow to front providing privacy. There is enough space in the front garden for bins and recycling.

**REAR GARDEN:** (23ft x19ft + additional side return courtyard 18'0" x 7'6") (7.01m x 5.79m + 5.49m x 2.29m) a south westerly facing level garden which has been tastefully landscaped with a good sized paved seating area wrapping round the rear and side of the property framed with attractive brick and slatted fenced boundaries, curved edged raised brick flower border containing various plants, shrubs and a mature apple tree. Garden shed and gated access out onto a handy pedestrian rear access lane, perfect for bicycle access etc.

## 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: E

### PLEASE NOTE:

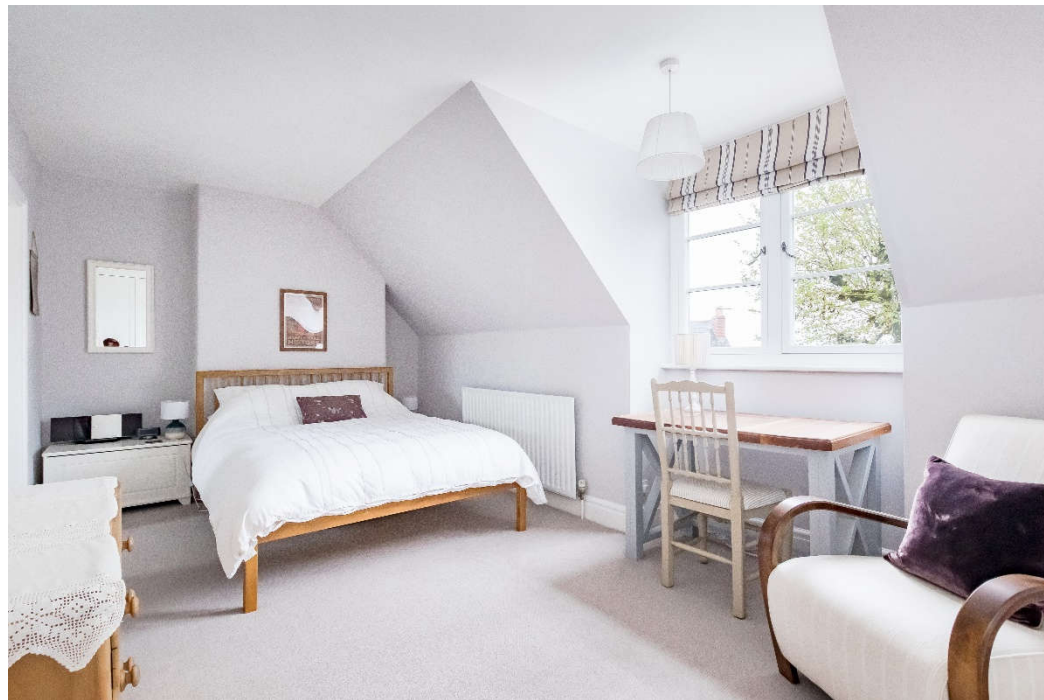
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		83 B
69-80	C		
55-68	D	62 D	
39-54	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.





# St. Helena Road, Westbury Park, Bristol BS6 7NP

Approximate Gross Internal Area 166.60 sq m / 1793.80 sq ft



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.