



59 Westbury Road, Henleaze
Guide Price £1,350,000

RICHARD
HARDING



59 Westbury Road,

Henleaze, Bristol, BS9 3AS

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An impressive and exceptionally large 6 bedroom (1 en suite), 4 reception room period family home situated within yards of Durdham Downs enjoying gated off road parking for at least 3 cars and a good sized level private rear garden.

Key Features

- Impressive room proportions, ceiling heights and features add to this property's overall sense of space, providing the perfect flexibility for growing families.
- Offered with no onward chain making a certain and stress free move possible.
- 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.
- **Ground Floor:** impressive entrance hallway, bay fronted sitting room, reception 2/family room flowing through to a gorgeous garden room with bi-folding doors, reception 4/dining room flows through into a kitchen/breakfast room, laundry room and ground floor shower room/wc and ground floor cloakroom/wc.
- **First Floor:** landing, bedroom 1 with en suite, bedroom 2, bedroom 3 and shower room/wc.
- **Second Floor:** light filled landing, 3 further double bedrooms and a further bathroom/wc.
- A magnificent period home of a wonderful scale in a great location.





GROUND FLOOR

APPROACH: via sliding electric gates accessing the brick paved driveway affording off road parking for at least two cars. The driveway leads up to the covered entrance where there are 2 steps up to the main front door to the property.

ENTRANCE VESTIBULE: ornate ceiling cornicing and ceiling rose and a part stained glass original period door leading through into the reception hallway, alarm control panel and dado rail.

ENTRANCE HALLWAY: (17'6" x 10'8") (5.33m x 3.25m) a magnificent welcoming wide reception hallway with original staircase rising to the first floor landing with understairs storage cupboard, high ceilings with ceiling cornicing and central ceiling rose, radiator, hardwood parquet flooring and doors leading through to the sitting room, reception 2/family room (which in turn connects through to reception 3/garden room) and further door leading through to reception 4/dining room, which also connects with the garden room and kitchen/breakfast room. There is a further door accessing a ground floor cloakroom/wc.

SITTING ROOM: (front) (21'7" x 14'10") (6.58m x 4.52m) a large bay fronted reception room with high ceilings with incredible ceiling cornicing and central ceiling rose, feature fireplace, bay to front comprising sash windows with secondary glazing with built in window seat beneath, parquet flooring and a radiator.

RECEPTION 2/FAMILY ROOM: (17'4" x 14'5") (5.28m x 4.39m) high ceilings with impressive ceiling cornicing and central ceiling rose, parquet wood flooring, feature fireplace, radiator and floor to ceiling glazed teak framed doors connecting through to reception 3/garden room.

RECEPTION 3/GARDEN ROOM: (18'10" x 16'2") (5.74m x 4.93m) a wonderful rear reception room with impressive atrium skylight lantern with built in blinds, bi-folding doors to rear access a good sized rear garden and further part glazed door connects through to reception 4/dining room.

RECEPTION 4/DINING ROOM: (17'10" x 10'4") (5.44m x 3.15m) high ceilings, ceiling coving, skylight window, picture rail, wood flooring, radiator and part glazed door through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: (16'9" x 7'10" widening to 11'9") (5.11m x 2.39m/3.58m) a good sized family kitchen comprising base and eye level cream coloured units with granite worktops over and integrated appliances including wine fridge, range cooker, further eye level electric oven, further plumbing and appliance space for dishwasher and fridge/freezer, inset double ceramic sink with mixer taps, tiled floor, radiator, space for breakfast table, skylight lantern, inset spotlights, window to side and glazed door to side accessing the rear garden, further door connects through an ironing room/occasional 7th bedroom with built in linen cupboard and storage through to a ground floor shower room/wc.

SHOWER ROOM/WC: white suite with shower enclosure and system fed shower, bidet, low level wc, wash hand basin with drawers beneath, high level windows, heated towel rail and shaver point.

CLOAKROOM/WC: wc with high level cistern, wash hand basin and stained glass window to front.

FIRST FLOOR

LANDING: a spacious landing, original staircase continuing up to the second floor, doors leading off to three double bedrooms and a shower room/wc.

BEDROOM 1: (rear) (17'4" x 15'5" max into chimney recess) (5.28m x 4.70m) a large principal double bedroom with high ceilings, ceiling coving, period fireplace, sash windows to rear, parquet wood flooring, radiator and door accessing:-

En Suite Shower Room/wc: a white suite comprising shower enclosure, low level wc, wash hand basin with storage beneath, sash window to rear and a radiator.

BEDROOM 2: (front) (21'2" x 15'0" max into chimney recess) (6.45m x 4.57m) a large double bedroom with bay window to front comprising sash windows and secondary glazing overlooking Westbury Road towards Badminton School sports fields, wood parquet flooring, period style fireplace and a radiator.

BEDROOM 3: (front) (12'4" x 10'9") (3.76m x 3.28m) a double bedroom with sash windows to front with secondary glazing, high ceilings with ceiling coving, wood parquet flooring and a radiator.

SHOWER ROOM/WC: L shaped shower room comprising an oversized walk in shower enclosure, low level wc, pedestal wash basin, ceiling coving, picture rail, tiled floor, tiled walls and heated towel rail.



SECOND FLOOR

LANDING: an incredibly bright landing and stairwell due to the two large Velux skylight windows over with doors leading off to bedroom 4, bedroom 5, bedroom 6 and a further bathroom/wc.

BEDROOM 4: (front) (18'3" max x 11'2" max into built in wardrobes and taken below sloped ceilings) (5.56m x 3.40m) a double bedroom with wardrobes running along one side, sash windows with secondary glazing to front, wood flooring, radiator.

BEDROOM 5: (rear) (17'9" x 11'3" max taken below sloped ceilings) (5.41m x 3.43m) a double bedroom with a period fireplace, wood flooring, radiator, sash window to rear offering a wonderful open outlook over rear and neighbouring gardens.

BEDROOM 6: (rear) (12'9" max into chimney recess x 12'10" max taken below sloped ceilings) (3.89m x 3.91m) a double bedroom with sash window to rear offering a similar outlook as bedroom 5, period fireplace, radiator and wood flooring.

BATHROOM/WC: a panelled bath with mixer taps and shower attachment, low level wc, pedestal wash basin, radiator, tiled floor, part tiled walls and Velux skylight window to front.

OUTSIDE

GATED OFF ROAD PARKING & FRONT GARDEN: the property enjoys the rare advantage of gated parking with electric sliding gates entering a driveway affording off road parking for at least 3 cars side by side.

REAR GARDEN: (approx 73ft x 30ft max) (22.25m x 9.14m) a level lawned rear garden with generous paved seating area closest to the property, handy gated side access path through to the front garden, flower borders containing various plants, roses and shrubs, garden shed, attractive walled boundaries and an incredibly open and private feel due to backing onto neighbouring gardens.

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 with a perpetual yearly rent charge of £10.10s.0d p.a. 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		80 C
55-68	D	64 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.





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Total floor area 332.7 m² (3,581 sq.ft.) approx



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com