



22 Bayswater Avenue, Westbury Park

Guide Price £1,175,000

RICHARD  
HARDING



# 22 Bayswater Avenue,

Westbury Park, Bristol, BS6 7NT

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**A substantial, bay fronted and light-filled, 6 double bedroom, 3 reception room, 2 bath/shower room, Edwardian period semi-detached family home of over 2,500 sq. ft., on a much sought-after tree-lined road in Westbury Park, within 750m of Redland Green Secondary School and enjoying off-street parking, useful basement rooms and landscaped rear garden.**

A fine period residence (dating from 1902), the property has plenty of original features such as high ceilings, exposed wooden floorboards, period fireplaces and ornate moulded plasterwork.

Accommodation is set across three levels. The entrance porch opens into a spacious reception hall providing access to all ground floor reception rooms.

At the front of the property there is a gracious sitting room which retains many period features including a virtually full width bay window, simple moulded cornicing, picture rail and original fireplace with decorative tiled slips and slate hearth.

Adjoining this is an additional reception room/study with a pair of tall sash windows to the front elevation and fitted shelving.

On the opposite side of the reception hall, a door opens into the semi open-plan kitchen/dining room. A pair of tall sash windows provide plenty of natural light and enjoys a lovely outlook over the landscaped rear garden. There are exposed wooden floorboards, picture rail, simple moulded cornicing and an ornate period fireplace. Wide wall opening with steps lead down into the well-appointed kitchen with ample shaker style base and eye level units, 5 ring gas range cooker with extractor above, integrated AEG dishwasher and space for a free standing fridge/freezer.





An opening leads to the garden room with space for seating and double doors that open out to the landscaped rear garden. Beyond is a useful utility/laundry room with spaces for washing facilities, base units, sink and wc.

An elegant staircase ascends to the first floor with the principal bedroom to the front elevation which benefits from an ensuite shower room. There are three additional double bedrooms, serviced by a stylishly appointed Porcelanosa family bath/shower room with underfloor heating.

Another set of stairs rises to the top floor where there are two double bedrooms. The top floor bedroom includes useful cupboard/area and access to the eaves with scope for further enlargement subject to obtaining the necessary consents.

Accessed via the garden area is a door to the cellar which provides extensive storage and houses the boiler.

Outside and to the front there is a block paved off-street parking space with an electric charging point. Of particular note to the front external appearance, there is an established and well-trained Wisteria providing a lovely flash of purple during the spring months. There are shaped herbaceous borders with evergreens and a pedestrian path to the entrance porch. The rear garden is fully enclosed, walled and with close-lap fencing. Recently landscaped and includes a large terrace with pergola and ample space for garden furniture, potted plants and barbecuing etc. The level lawn is fringed with sleepers and raised flower beds incorporate a wide variety of flowering plants and mature shrubs.



The neighbourhood has a great deal to offer. The nearby schools whether state or private are of an excellent standard and are highly regarded, these include Westbury Park Primary (50 metres), Redland Green Secondary School (750 metres), Badminton (950 metres) and Redmaids (1.4km). The local convenience store is a nearby Waitrose, just a short walk away there is a fishmonger, two butchers shops, cafes, good restaurants (including Little French and Prego) a gastropub and many independent shops to explore as well as the local library and independent cinema. Just a short stroll away is The Downs which offers 400 acres of recreational space, as well as Redland Green Park.



## **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 and is subject to a perpetual yearly rentcharge of £8.8s.0d. This information should be checked with your legal adviser.

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

### **PLEASE NOTE:**

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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		81 B
69-80	C		
55-68	D	57 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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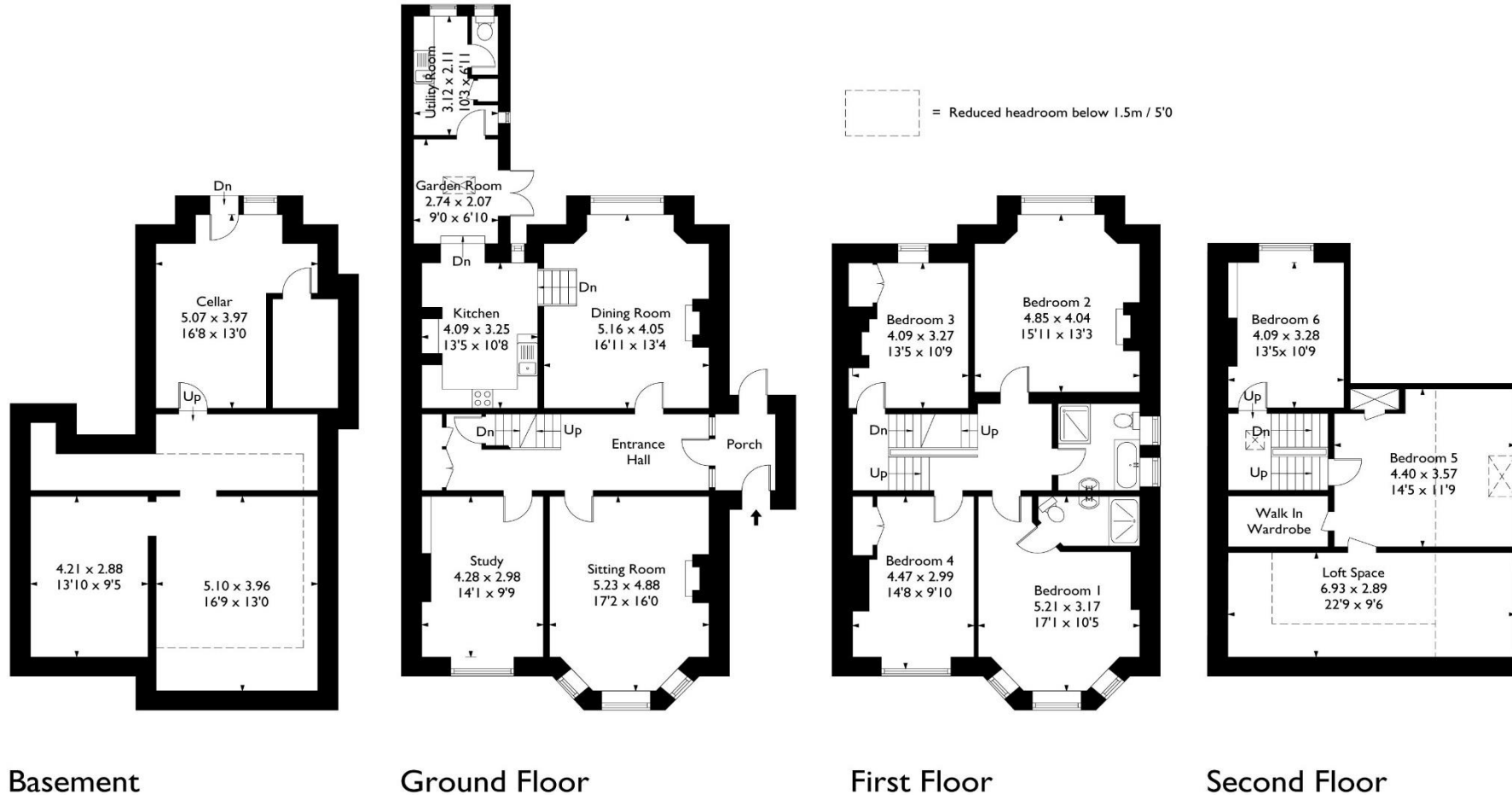
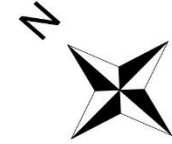
Approximate Gross Internal Area = 213.08 sq m / 2293.57 sq ft

Loft Internal Area = 19.29 sq m / 207.63 sq ft

Internal Area (Including Loft Internal Area) = 232.37 sq m / 2501.2 sq ft

Basement/ Cellar Internal Area (Including Restricted Height) = 66.42 sq m / 714.93 sq ft

Total Area = 298.79 sq m / 3216.14 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.