



26 Russell Road, Westbury Park
Guide Price £780,000

RICHARD
HARDING



26 Russell Road, Westbury Park, Bristol, BS6 7UB

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An attractive and bay fronted, 3 double bedroom (plus loft room), mid-terraced, Edwardian period family home, on a much sought after and peaceful road in Westbury Park, having semi open-plan kitchen family entertaining space plus 37ft south-easterly facing rear garden.

Key Features

- Fabulous location in a friendly and welcoming community area with the convenience of having the shops on North View, Waitrose supermarket and the Downs all nearby and within 500 metres of Redland Green Secondary School making it an ideal location for families.
- **Ground Floor:** entrance vestibule, entrance hallway, sitting room, cloakroom/wc, kitchen family entertaining space.
- **First Floor:** split level landing, 3 double bedrooms, bathroom/wc.
- **Second Floor:** landing, loft room with two Veluxes.
- **Outside:** front courtyard, raised timber deck with steps down to level lawned rear garden, large undercroft area.





GROUND FLOOR

APPROACH: from the pavement, a tessellated tiled pathway leads alongside the front garden to the front entrance. Solid wood panelled front door with stained glass fanlight, opening to:-

ENTRANCE VESTIBULE: tessellated tiled flooring, tall moulded skirtings, dado rail, simple moulded cornicing. Raised height double opening meter cupboard. Part obscure glazed wooden double doors with overlight, opening to:-

ENTRANCE HALLWAY: wooden flooring, tall moulded skirtings, simple moulded cornicing, picture rail, ceiling light point, radiator. Elegant staircase ascending to the first floor with handrail and ornately carved spindles. Useful understair storage cupboard. Panelled doors with brass door furniture and moulded architraves, opening to:-

SITTING ROOM: (14'11" x 12'7" max measurements into bay window) (4.55m x 3.84m) a gracious principal reception room, having wide bay window to the front elevation comprising four wooden double glazed sash windows and pleasant outlook. Central period fireplace with decorative tiled slips, slate hearth and wooden mantle piece. Recesses to either side of the chimney breast both with fitted book shelving and double opening cupboards. Moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point.

CLOAKROOM/WC: low level dual flush wc, corner wash hand basin with mixer tap, fully tiled walls to dado height, tiled flooring, moulded skirtings, ceiling light point, extractor fan.

KITCHEN FAMILY ENTERTAINING SPACE: loosely divided as follows:

Family Room: (16'7" x 15'0") (5.04m x 4.56m) enjoying plenty of natural light with two sets of triple glazed upvc double doors overlooking the rear garden and opening externally onto a timber deck (one with overlight). Chimney breast with decorative recess (twin opening airing cupboard to one side with cupboards above and wall mounted Vaillant gas fired combination boiler). Tiled flooring with water-fed underfloor heating, moulded skirtings, a pair of Velux skylights, inset ceiling downlights. Wide wall opening through to:-

Kitchen: (11'6" x 11'0") (3.51m x 3.35m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and glazed display cabinets. Roll edged granite effect worktop surfaces with bevel edged splashback tiling and pelmet lighting. Stainless steel centre sink tidy with draining board to side and swan neck mixer tap over. Integral appliances including Smeg electric range cooker with stainless steel extractor hood, tall fridge/freezer and dishwasher. A continuation of the tiled flooring with water-fed underfloor heating, inset ceiling downlights.

FIRST FLOOR

SPLIT LEVEL LANDING: part galleried over the stairwell with handrail and ornately carved spindles, moulded skirtings, ceiling light point, understair storage cupboard. Turning staircase ascending to the second floor with handrail and ornately carved spindles. Panelled doors with brass door furniture and moulded architraves, opening to:-

BEDROOM 1: (17'3" x 15'0" max measurements into bay window) (5.25m x 4.58m) wide bay window to the front elevation comprising four wooden double glazed sash windows, additional wooden double glazed sash window also to the front elevation. Central ornately carved painted cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, picture rail, two radiators, ceiling light point.

BEDROOM 2: (11'4" x 11'2") (3.44m x 3.40m) upvc double glazed window to the rear elevation with far reaching rooftop views, ornate cast iron fireplace with recesses to either side of the chimney breast (one with double opening wardrobe), moulded skirtings, radiator, picture rail, ceiling light point.

BEDROOM 3: (10'6" x 9'7") (3.20m x 2.93m) upvc double glazed window to the rear elevation with far reaching views, ornate cast iron fireplace with space to one side of the chimney breast, moulded skirtings, radiator, ceiling light point.

BATHROOM/WC: (7'4" x 5'4") (2.24m x 1.63m) low level flush wc, panelled bath with hot and cold water taps, built in shower unit and hand held shower attachment, pedestal wash hand basin with hot and cold water taps, tiled flooring, obscure upvc double glazed window to the side elevation, skylight window, heated towel rail/radiator, ceiling light point, extractor fan.



SECOND FLOOR

LANDING: part galleried over the stairwell with handrail and ornately carved spindles, ceiling light point, enjoying natural light via Velux skylight window. Panelled door with brass door furniture and moulded architraves, opening to:-

LOFT ROOM: (13'4" x 12'9") (4.05m x 3.89m) having a pair of horizontal Velux skylight windows with fitted blinds and grandstand 180° views across Bristol. Moulded skirtings, radiator, eaves storage cupboards, two ceiling light points.

OUTSIDE

FRONT COURTYARD: set behind low stone wall with shrub border and designed for ease of maintenance.

REAR GARDEN: (37'4" x 16'3") (11.38m x 4.95m) enjoying a sunny south-easterly orientation. Immediately to the rear of the family room and accessed via a pair of double doors there is a raised timber deck with ample space for garden furniture, potted plants and barbequing etc. Steps down to the remainder of the garden which is level and principally laid to lawn. Access to large undercroft storage area with space and plumbing for washing machine. Pedestrian access to rear leading to Cairns Road.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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:

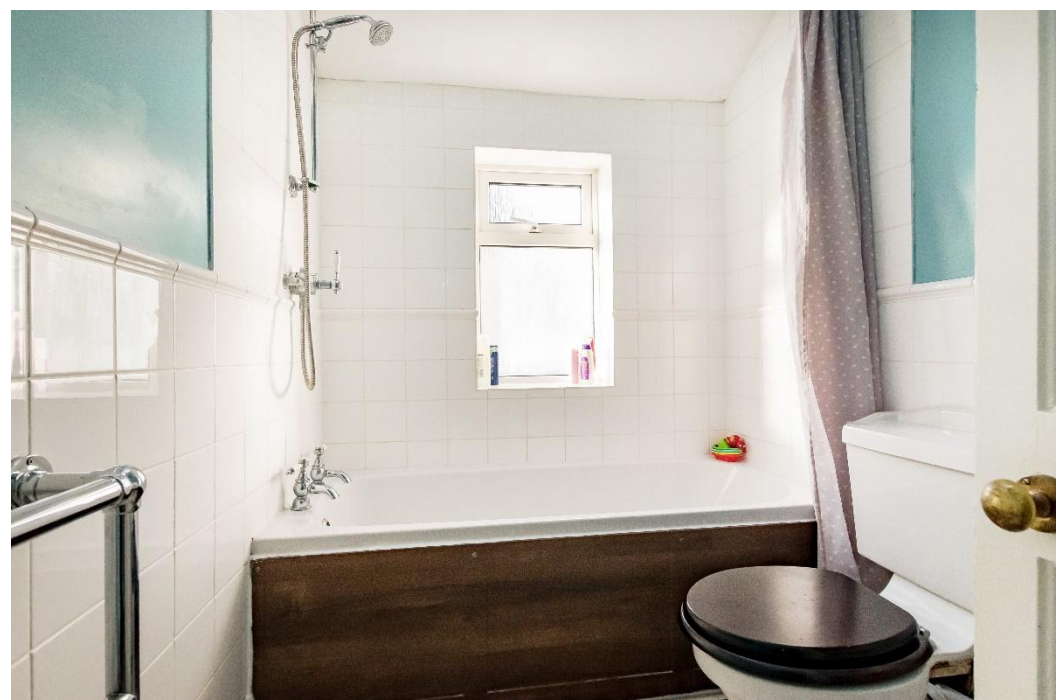
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	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.



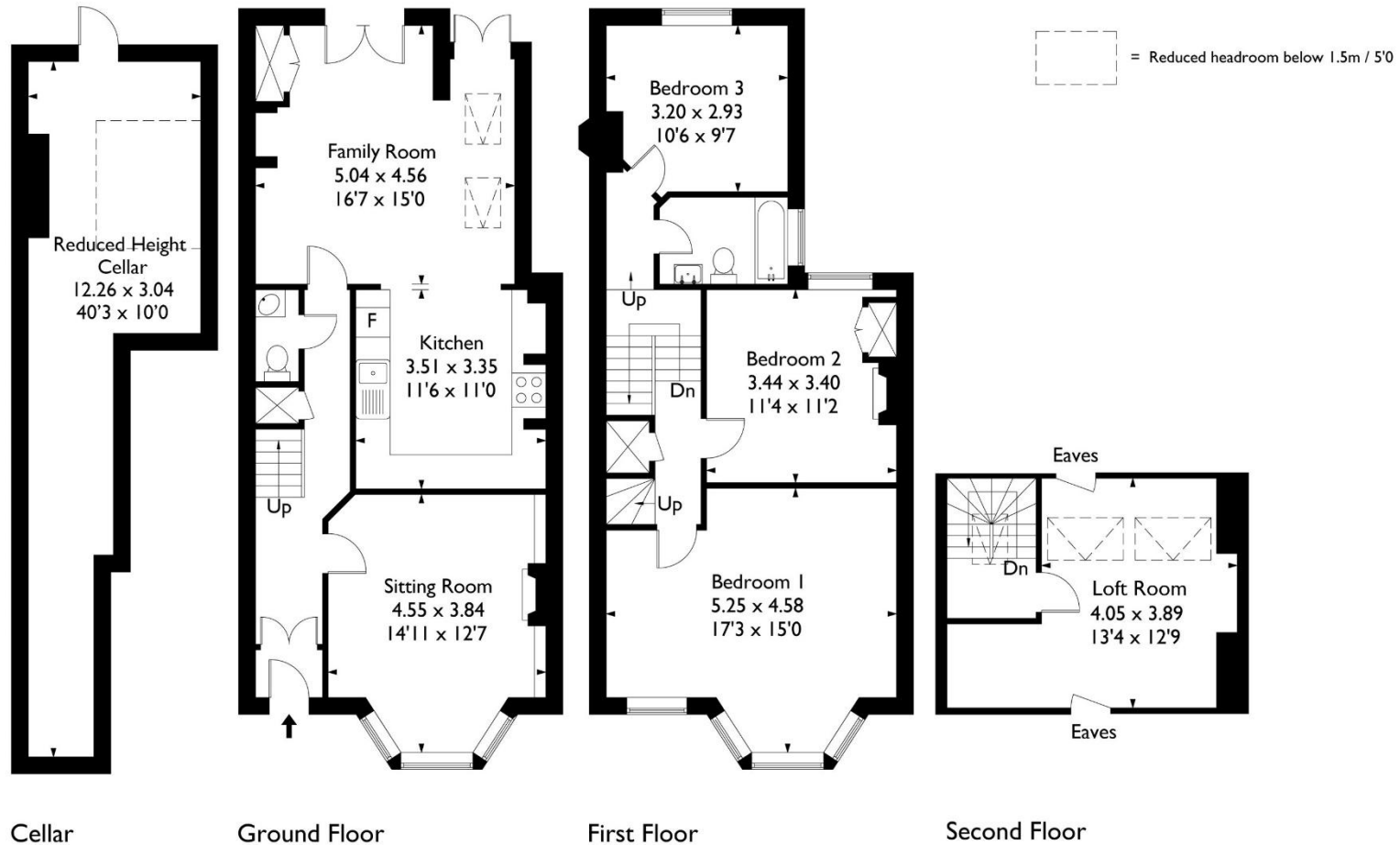


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Approximate Gross Internal Area = 139.35 sq m / 1497.39 sq ft

Cellar Area = 24.54 sq m / 264.14 sq ft

Total Area = 163.89 sq m / 1761.53 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.