



53 Linden Road, Westbury Park

Guide Price Range £795,000 - £825,000

RICHARD
HARDING



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Westbury Park, Bristol, BS6 7RW

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A most attractive, 3 double bedroom, 2 reception room, two-storey 1920's semi-detached family home, having separate kitchen/breakfast room, off street parking and a 56ft south-westerly rear garden.

Key Features

- Located in a busy and convenient position, on the doorstep of the shops and amenities of Coldharbour Road, also handy for Waitrose supermarket/North View, the open spaces of Redland Green and the Downs and excellent schools including Westbury Park Primary (circa 500 metres) and Redland Green Secondary School (circa 755 metres).
- There is a beautiful south-westerly facing rear garden with deep shrub borders flanking a level lawn that exhibits a profusion of colour during Spring/Summer months, in addition there is a sitting out area and a large garden shed. The garden benefits from having both side and rear pedestrian access.
- **Ground Floor:** reception hall, sitting room, study, kitchen/breakfast room, shower room/wc.
- **First Floor:** part galleried landing, 3 double bedrooms, shower room/wc.
- **Outside:** off-street parking for two cars, open-fronted porch adjacent to front door, well-stocked south-westerly facing rear garden (56ft x 28ft) with sitting out area and garden shed.
- The property has scope to extend both to the rear, and by converting what is a sizeable loft space (subject to prior necessary consents obtained).





GROUND FLOOR

APPROACH: from the pavement, a tarmac driveway leads alongside the front garden to an open-fronted porch with separate door giving side return access to the rear garden. Composite double glazed door with obscure glazed panel and matching side panels plus overlight, opening to: -

RECEPTION HALL: (9'4" x 9'1") (2.84m x 2.77m) a most welcoming introduction, having inlaid entrance mat and parquet style flooring, tall moulded skirtings, dado rail, elegant turning staircase ascending to the first floor with arts and crafts style balustrade, vertical column style radiator, ceiling light point, understairs double opening storage cupboard. Panelled doors with brass door furniture and moulded architraves, opening to: -

SITTING ROOM: (17'2" x 12'0") (5.23m x 3.66m) a spacious sitting room enjoying an attractive outlook over the south-westerly facing rear garden with upvc double glazed door, side windows and overlights. Central chimney breast with inset wood burning stove set upon a slate hearth with wooden mantle. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, radiator, ceiling light point.

STUDY/DINING ROOM: (12'11" x 12'0") (3.93m x 3.65m) wide bay window to the front elevation with upvc double glazed windows. Central period fireplace with tiled surround and an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast (one with built in cupboards the other with floating bookshelves). Tall moulded skirtings, picture rail, radiator, ceiling light point.

KITCHEN/BREAKFAST ROOM: (14'2" x 13'4") (4.32m x 4.06m) comprehensively fitted with an array of soft closing shaker style base and eye level units combining drawers and cabinets. Roll edged quartz worktop surfaces with matching upstands and pelmet lighting. Stainless steel double sink with draining board and swan neck mixer tap (having extendable hose). Two Neff electric eye level ovens with hide and slide doors. Integral five ring gas hob with stainless steel extractor hood over with integral lighting. Integral dishwasher. Space and plumbing for washing machine, space for tall fridge/freezer, tiled flooring with underfloor heating, vertical column style radiator, inset ceiling downlights, recessed shelving. Triple aspect with upvc double glazed double doors overlooking and opening externally to the south-westerly facing rear garden plus obscure glazed windows to the side and front elevations.

SHOWER ROOM: (8'9" x 4'2") (2.67m x 1.27m) wet room style shower with wall mounted electric shower unit plus handheld shower attachment and an overhead circular shower, wall mounted wash hand basin with mixer tap, low level dual flush wc, hexagonal tiled flooring and wall tiling, obscure glazed windows to the front and side elevations, heated towel rail/radiator, ceiling light point, extractor fan.

FIRST FLOOR

PART GALLERIED LANDING: enjoying plenty of natural light with window to the front elevation, part galleried over the stairwell with arts and crafts style balustrade, tall moulded skirtings, ceiling light point. Panelled doors with brass door furniture and moulded architraves opening to: -

BEDROOM 1: (17'2" x 12'1") (5.23m x 3.69m) double glazed windows to the rear elevation overlooking the south-westerly facing rear garden, chimney breast with recesses to either side (one with built in wardrobes and cupboards above), moulded skirtings, picture rail, radiator, two ceiling light points.

BEDROOM 2: (12'8" x 11'11") (3.87m x 3.64m) virtually full width bay window to the front elevation with radiator below, chimney breast with recesses to either side (one with double wardrobe and cupboards above), moulded skirtings, picture rail, ceiling light point.

BEDROOM 3: (14'1" decreasing to 13'4" x 9'7") (4.29m/4.06m x 2.91m) dual aspect with windows to the rear and side elevations, double opening wardrobes with cupboard above, moulded skirtings, radiator, ceiling light point. Wall mounted wash hand basin with mixer tap and double opening cupboard below.

SHOWER ROOM/WC: (9'2" x 4'5") (2.79m x 1.35m) walk in style shower cubicle with wall mounted shower unit, handheld shower attachment and an overhead circular shower. Wall mounted wash hand basin with mixer tap and drawers below. Low level dual flush wc. Tiled flooring with underfloor heating, fully tiled walls, heated towel rail/radiator, wall mounted mirrored cupboards, inset ceiling downlights, extractor fan, light well, leaded light window to the side elevation, internal leaded light obscure glazed window to the reception hall.



OUTSIDE

FRONT GARDEN: (approx. 28ft width x 21ft depth to the front elevation) (8.53m x 6.40m) there is a tarmac driveway with off-street parking for one car, to one side of this an area laid with ornamental stone providing space for a second car. shrub borders providing privacy to the home. The driveway leads to an open-fronted porch with pedestrian gate giving side return access to the rear garden.

REAR GARDEN: (56ft x 28ft) (17.07m x 8.53m) a sunny south-westerly facing rear garden enclosed at three sides by a mixture of brick walls and timber fencing. Predominately laid to lawn with deep shrub borders that exhibit an abundance of flowering plants and mature shrubs. Sitting out area and large garden shed. Pedestrian gate onto rear access lane.

IMPORTANT REMARKS

PROPERTY NOTE: The property has been subject to a historic subsidence claim. After remedial work was carried out in 2022 a Certificate of Structural Adequacy was provided and is available upon request along with a summary of the work.

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

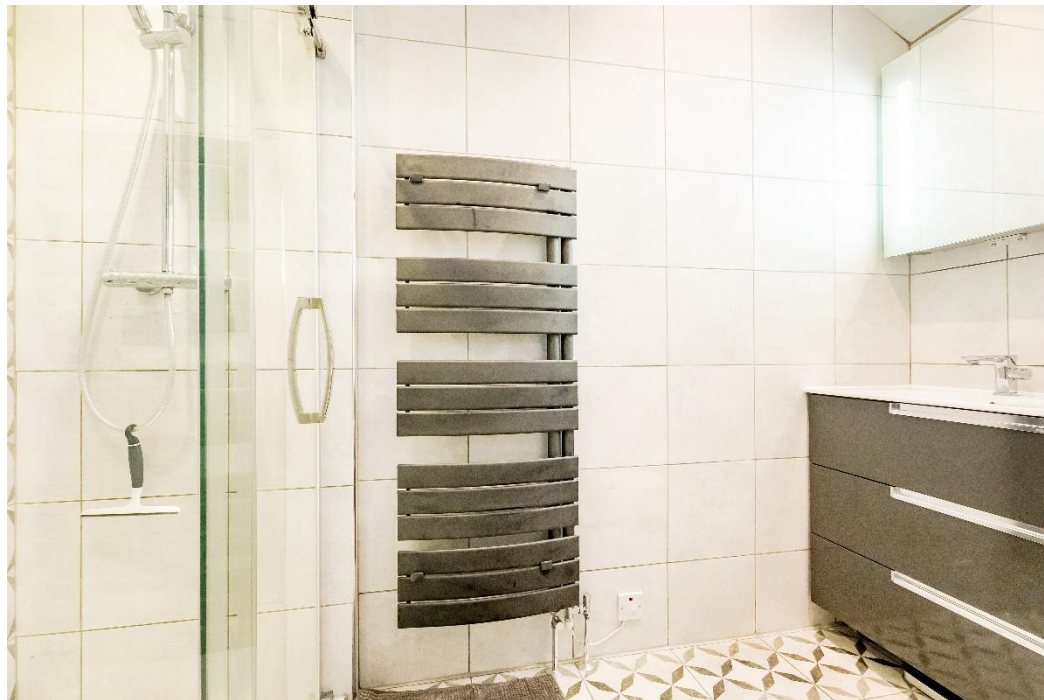
PLEASE NOTE:

- 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

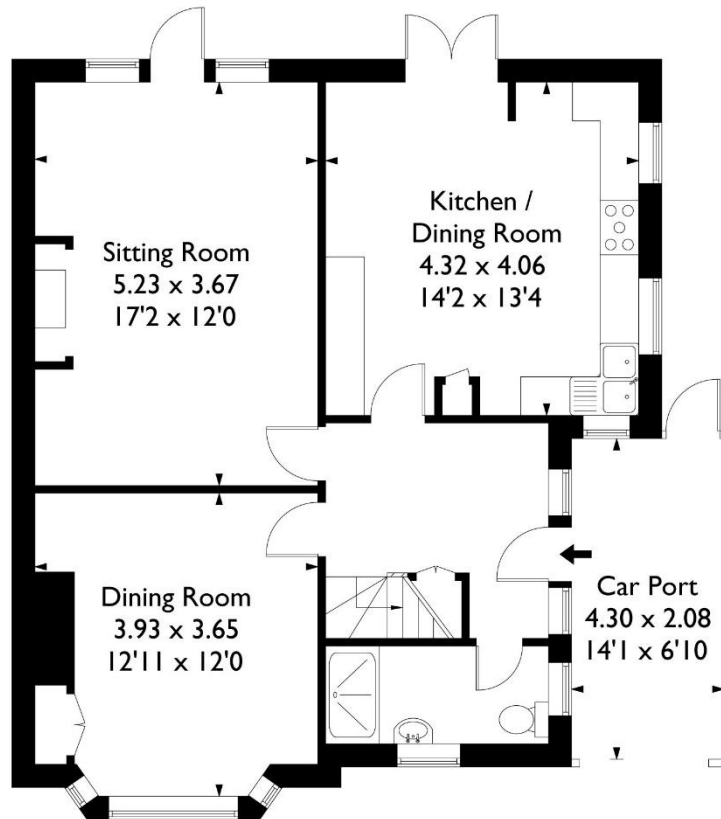
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



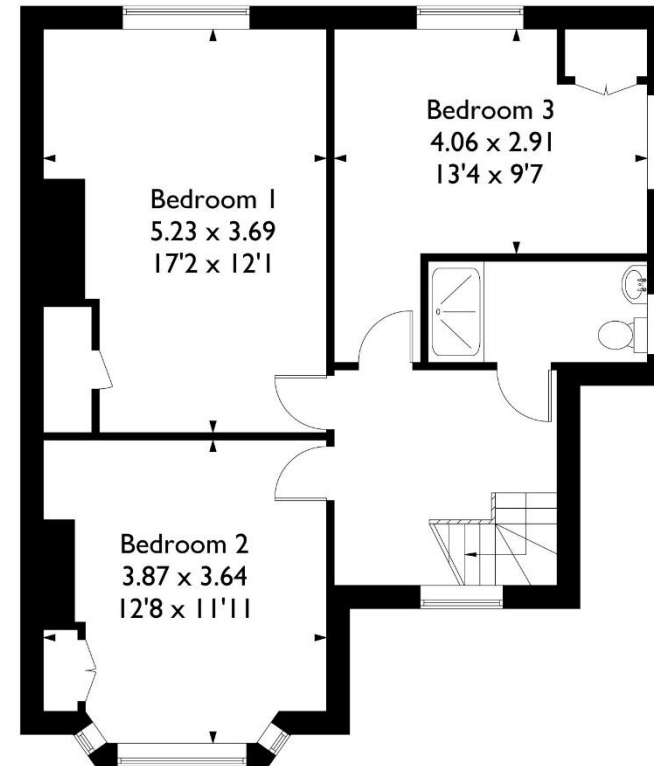


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Approximate Gross Internal Area 125.50 sq m / 1351.0 sq ft
(Excludes Car Port)



Ground Floor



First Floor

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.