



27 St Oswalds Road, Redland

Guide Price £1,325,000

RICHARD
HARDING



27 St Oswalds Road,

Redland, Bristol, BS6 7HU

RICHARD
HARDING

A welcoming and much loved 5/6-bedroom 1920's semi-detached family home situated on one of Redland's most sought-after roads within just 540 metres of Redland Green School. Further benefiting from a splendid 72ft south westerly facing rear garden, off road parking for 3 cars and a storage garage.

Key Features

- Wonderful location for families, within just 300 metres of Westbury Park Primary School and 540 metres of Redland Green School, as well as being just yards from Redland Green Park and Durdham Downs. Also handy for the local shops of Coldharbour Road, North View and Waitrose supermarket, as well as being accessible to Whiteladies Road and bus connections to central areas.
- **Ground Floor:** entrance vestibule leads through to a wide welcoming central entrance hallway, bay fronted sitting room with attractive fireplace, superb **31ft x 10ft** sociable kitchen/dining/living space with adjoining conservatory and access through to the utility room and ground floor cloakroom/wc. Integral bicycle storage garage and handy side access pathway through from the driveway to the rear garden.
- **First Floor:** central landing, 4 double bedrooms (1 with en-suite shower room/wc) and family bathroom/wc.
- **Second Floor:** landing, bedroom 5, home office/occasional bedroom 6 and a further bathroom/wc.
- **Outside:** landscaped driveway providing the rare advantage of 3 off road parking spaces and a glorious south westerly facing landscaped rear garden with seating areas, lawned sections and established planting.
- A substantial and characterful 1920's family home in an incredibly sought after location.





GROUND FLOOR

APPROACH: via a landscaped driveway providing off road parking for 3 cars. The driveway leads up to the attractive central double doors which lead into the entrance vestibule.

ENTRANCE VESTIBULE: (9'3" x 4'4") (2.82m x 1.32m) high ceilings, coat hooks, terracotta tiled floor, low level stripped pine cupboard and part-stained glass door providing the main entrance into the house.

CENTRAL ENTRANCE HALLWAY: (14'3" x 8'10") (4.34m x 2.69m) a wide welcoming central entrance hall with high ceilings, picture rail, staircase rising to first floor landing, exposed stripped floorboards, radiator and doors leading off to the sitting room and kitchen/dining/family room.

SITTING ROOM: (front) (18'0" max into bay x 12'5" max into chimney recess) (5.49m x 3.78m) a good sized bay fronted sitting room with high ceilings, ceiling coving, picture rail, an attractive fireplace with gas coal effect fire, original stripped wood period surround and high level mantle, double glazed windows to front with built in plantation shutters and a radiator.

KITCHEN/DINING/FAMILY ROOM: (31'5" x 10'10" in kitchen area expanding to 15'1" in living area) (9.58m x 3.30m/4.60m) a magnificent sociable kitchen/dining/living space spanning the width of the house, perfect for family living.

Kitchen: fitted kitchen comprising base and eye level units with granite worktop over, inset 1½ bowl sink and drainer unit, integrated double Bosch ovens, 5 ring Smeg gas hob with extraction over and further plumbing and appliance space for fridge and dishwasher. Peninsula unit with overhanging breakfast bar, double glazed windows and double-glazed doors to rear providing a seamless access out onto the south westerly facing garden. Off the kitchen area there are steps leading down into a rear lobby, where there is a stable door accessing the side pathway through from the front to the rear garden and a further door accessing a utility room.

Living Area: to the living area there is high ceilings with ceiling coving and picture rail, attractive brick fireplace with wood burning stove and high-level period surround and mantle, engineered oak flooring, radiator and double doors accessing the conservatory.

CONSERVATORY: (14'6" x 11'4") (4.42m x 3.45m) a double-glazed conservatory offering a wonderful outlook over the sunny rear garden with sliding patio doors accessing the paved lower section of the garden, tiled floor and glazed roof light panels.

UTILITY ROOM: (9'0" x 6'6") (2.74m x 1.98m) an incredibly practical utility space with plumbing and appliance space for washing machine, dryer and fridge/freezer, tiled flooring, double glazed window to side, a modern Vaillant gas central heating boiler, door off to a ground floor cloakroom/wc and further door leading through to the storage garage.

CLOAKROOM/WC: low level wc, small wall mounted wash basin with tiled splashbacks, tiled floor and double-glazed window to side.

FIRST FLOOR

LANDING: spacious central landing with staircase continuing up to the second floor, large double-glazed window to side provides plenty of natural light through the landing and stairwell, radiator and doors leading off to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and family bathroom/wc. Further door accesses a recessed **Airing Cupboard**, housing the pressurised hot water cylinder.

BEDROOM 1: (rear) (15'1" x 12'5" max into chimney recess) (4.60m x 3.78m) a good-sized double bedroom with high ceilings, picture rail, period style fireplace, built in wardrobes to chimney recesses, double glazed windows to rear offering a lovely sunny open outlook over the rear garden, radiator and door accessing:

En Suite Shower Room/wc: (7'1" x 6'8") (2.16m x 2.03m) a white suite comprising a corner shower enclosure with system fed shower, low level wc, wall mounted wash basin with storage cabinet beneath, heated towel rail, radiator and double-glazed windows to rear.

BEDROOM 2: (front) (15'3" x 12'5" max into chimney recess) (4.65m x 3.78m) a double bedroom with high ceilings, picture rail, built in wardrobes to chimney recesses, a period style fireplace, radiator and double-glazed windows to front.

BEDROOM 3: (rear) (11'3" x 10'10" max) (3.43m x 3.30m) a double bedroom with high ceilings, picture rail, radiator and double-glazed windows to rear, offering an open outlook over the rear garden.

BEDROOM 4: (front) (11'3" x 9'0") (3.43m x 2.74m) a double bedroom with high ceilings, picture rail, double glazed windows to front and a radiator.

FAMILY BATHROOM/WC: (11'3" x 9'0") (3.43m x 2.74m) a white suite comprising panelled bath with system fed shower over, low level wc, pedestal wash basin, double glazed windows to front with plantation shutters, heated towel rail, radiator and corner airing/linen cupboard.

SECOND FLOOR

LANDING: doors leading off to bedroom 5, home office/occasional bedroom 6 and a further family bathroom/wc.



BEDROOM 5: (rear) (21'3" x 9'5") (6.48m x 2.87m) a double bedroom with double glazed dormer window to rear, radiator and recessed storage cupboards.

HOME OFFICE/OCCASIONAL BEDROOM 6: (8'4" x 7'0" + additional low level eaves space) (2.54m x 2.13m) a double-glazed dormer window to rear, radiator and low-level hatch accessing eaves storage space.

BATHROOM/WC: (10'4" x 9'7" max taken below sloped ceilings) (3.15m x 2.92m) a white suite comprising a panelled bath with Mira electric shower over, pedestal wash basin, low level wc, radiator, Velux skylight window and part tiled walls.

OUTSIDE

OFF ROAD PARKING & FRONT GARDEN: the property has the rare advantage of a landscaped driveway providing off road parking for three cars with a curved edged flower border containing various shrubs. The driveway leads up to: -

STORAGE GARAGE: (9'0" x 5'3") (2.74m x 1.60m) attractive original part glazed double doors accessing a storage/bicycle store with built in shelving, fuse box for electrics, gas meter and power points.

REAR GARDEN: (approx 72ft x 35ft) (21.95m x 10.67m) a glorious south westerly facing rear garden with large lawned section with curved edged deep flower borders containing a rich variety of plants, shrubs and trees, fences boundaries, a paved seating area at the top of the garden as well as a sunken large paved seating area closest to the property providing a perfect suntrap for outdoor seating and entertaining, due to its south westerly orientation.

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: F

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		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

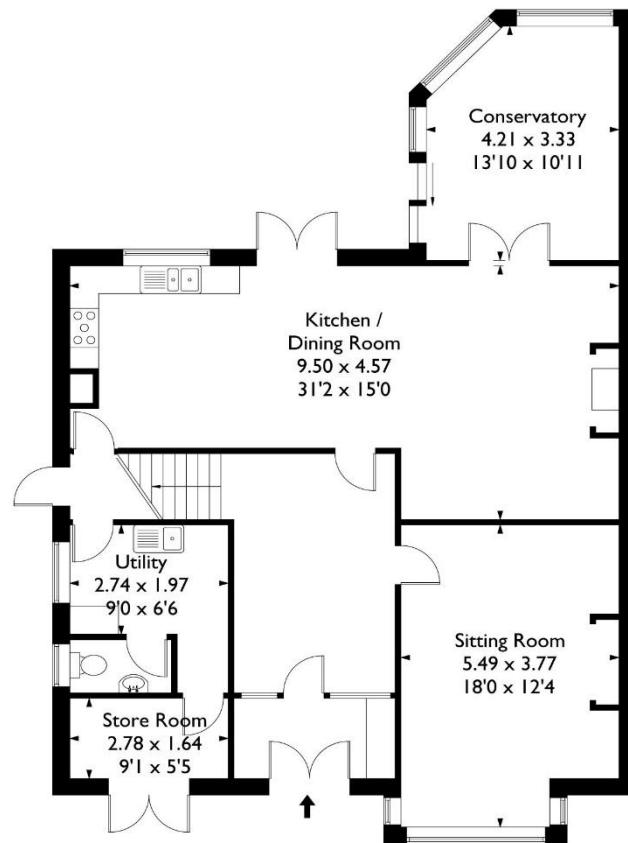
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



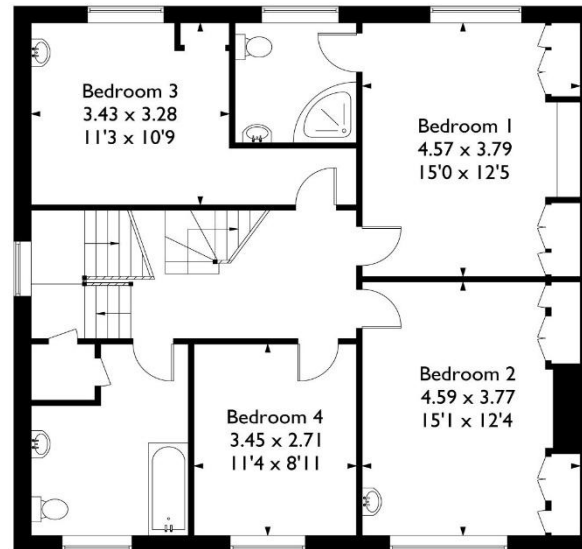


St. Oswalds Road, Redland, Bristol BS6 7HU

Approximate Gross Internal Area 235.0 sq m / 2529.8 sq ft

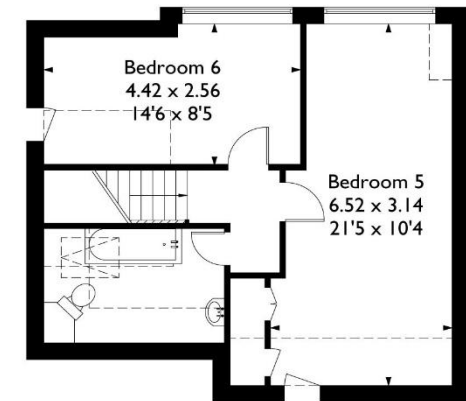


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0"



Second 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.