



47 Howard Road, Westbury Park
Guide Price £925,000

RICHARD
HARDING



47 Howard Road,

Westbury Park, Bristol, BS6 7US

RICHARD
HARDING

A 5 bedroom, 4 reception room end of terrace Edwardian house, of circa 2,100 sq. ft., in a sought after tree-lined road in Westbury Park. This family house is full of period charm and benefits from an attractive rear garden with side access, within approx. 820 metres of Redland Green Secondary School.

Key Features

- A natural three storey 5 bedroom house in the tree-lined section of Howard Road, on the Westbury Park/Henleaze borders.
- 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 Henleaze Primary (420 metres), Westbury Park Primary (470 metres), Redland Green Secondary School (820 metres), Badminton (760 metres) and Redmaids (1 km). The local supermarket is Waitrose. Just a short walk away there is a fishmonger, butcher's, cafes, good restaurants and a local library and independent cinema. Just a short stroll away is Fallodon Way children's playground and the Downs which offers 400 acres of recreational space.
- A flexible, adaptable layout with potential for extra bathrooms if required.
- Four light-filled reception rooms on the ground floor allowing for versatile space, perfect for family living.
- Rare side access for bikes, garden equipment, etc.
- 2 bathrooms on the 1st and 2nd floor with dressing room to the main bedroom.





GROUND FLOOR

APPROACH: the property is approached over stone chipped pathway through front garden. A solid six-panelled wooden door with decorative stained glass window to side and over opens to:-

ENTRANCE VESTIBULE: decorative tiled original floor, high ceilings with ceiling mouldings, coat hanging space, meter cupboard at floor level, further leaded stained glass windows and double doors open to:-

RECEPTION HALL: an elegant straight staircase ascending to the first floor with wooden handrail and decorative spindles, polished wooden flooring, radiator, high ceilings with ceiling mouldings.

Understairs Storage Cupboard: accessed from the reception hall with internal obscured window for natural light, lighting and potential for future use as a downstairs cloakroom/wc.

DRAWING ROOM: (16'11" x 13'0") (5.15m x 3.96m) high ceilings continue with ornate ceiling mouldings and ceiling rose, square walk-in window bay with five wood framed sash windows to front elevation with three radiators below, picture rail, wooden flooring continues from the hallway. Stone fireplace with cast iron insert fire (fully working) with decorative tiled surround and stone hearth. Two sets of bespoke bi-fold doors from this section allow this room to be open plan with the adjacent drawing room and dining room. Opens to:-

SITTING ROOM: (15'1" x 10'10") (4.59m x 3.29m) can be open plan with adjacent sitting room and is open plan with adjacent dining room but described separately. High ceilings and wooden flooring continue with ceiling mouldings, central ceiling rose, picture rail, radiator and alcove into former fireplace.

DINING ROOM: (13'5" x 10'6") (4.10m x 3.21m) open plan with adjacent kitchen and drawing room but described separately. Upvc double glazed patio doors opening onto rear garden and three Velux wood framed double glazed skylights provide an abundance of natural light, tiled flooring with underfloor heating throughout this area continuing through to the kitchen and cat flap onto garden.

KITCHEN/BREAKFAST ROOM: (30'5" x 8'2") (9.26m x 2.49m) measured as one, but described separately as follows:-

Breakfast Room: wooden flooring which continues from the hallway, open plan with adjacent kitchen but described separately. Built-in wooden dressers with shelving and display cabinet either side of former chimney breast with cupboards built over the alcove, radiator. Opening through to adjacent to dining room.

Kitchen: upvc double glazed patio doors and side window to rear and side elevations, both overlooking garden, with four wood framed double glazed Velux skylights. Tiled flooring with underfloor heating throughout. Eye and floor level kitchen units, glazed display cabinets with integral lighting, and plate racks, tiled splashback and window sill above granite square edged worksurfaces on both sides of the kitchen, enamel double sink with swan neck mixer tap, integrated 5 ring Neff range style hob with built-in extractor hood over, waist height Neff electric double oven, further display cabinets, wine rack, integrated Miele dishwasher and integrated Bosch washing machine. Integrated floor to ceiling fridge with further undercounter integrated freezer to side.

FIRST FLOOR

LANDING: a lower half landing serves the shower room with radiator and airing cupboard (which could be removed to be included as part of larger future bathroom), with the larger raised part of the landing serving the two main bedrooms. Further staircase rises to the second floor with disused door through to current dressing room.

BEDROOM 1: (front) (16'11" x 13'5") (5.15m x 4.08m) square bay window with five wood framed sash windows to front elevation and radiator below, high ceilings with ceiling moulding, picture rail. Internal door through to:-

Dressing Room: (7'7" x 6'2") (2.31m x 1.87m) wood framed sash window to front elevation, built-in head height shelving, simple ceiling mouldings, and radiator. Five clear glazed panels, running the full width of the room, above the head height shelving, provide additional light to the landing. Disused door back to landing.

BEDROOM 2: (15'5" x 11'2") (4.69m x 3.41m) a pair of upvc double glazed sash windows to rear elevation looking towards garden with radiator below, high ceilings with ceiling mouldings and picture rail.

SHOWER ROOM/WC: a pair of obscured glazed upvc double glazed windows to rear and side elevations. Built-in low level shower tray with screen, tiled enclosure and mains fed shower. Close coupled wc, pedestal hand basin, wall mounted mirror with wall lights to either side, extractor fan and heated towel rail.



SECOND FLOOR

LANDING: half landing before the upper landing provides access to bathroom, with the raised landing with radiator benefitting from wood framed double glazed Velux skylight and provides access to the three remaining rooms.

BEDROOM 3: (rear) (14'5" x 11'3") (4.39m x 3.42m) upvc double glazed window to rear elevation overlooking garden with views over Henleaze, with radiator below into dormer bay. Cast iron fireplace (not in use) with hearth. Triple door built-in wardrobe.

BEDROOM 4: (front) (13'8" x 11'3") (4.17m x 3.44m) wood framed sash window to front elevation with pleasant street scene views, radiator below and further side window providing a dual aspect onto passageway. Cast iron fireplace surround (not in use) with hearth.

BEDROOM 5: (front) (8'9" x 8'2") (2.66m x 2.49m) a single bedroom with wood framed sash window to front elevation set into dormer bay with pleasant street scene views, radiator and dado rail.

BATHROOM/WC: spacious bathroom with upvc double glazed windows to rear and side elevations into dormer bay. Cast iron fireplace surround (not in use) with hearth. Freestanding cast iron bath, close coupled wc. Corner shower cubicle with low level tray and mains fed shower with extractor fan and tiled enclosure. Pedestal hand basin, wall mirror with wall light above and heated towel rail.

OUTSIDE

FRONT GARDEN: well stocked front garden both sides of the front path with low stone and brick walls.

REAR GARDEN: (34'9" max x 20'2") (10.61m x 6.15m) accessed from dining room, kitchen or side gate; a fully enclosed north-westerly facing rear garden with a pair of sunny seating areas which take advantage of the south and westerly sun. The garden is bordered by brick to half wall height with timber fencing above and is predominantly laid to a central lawn with stone chipped borders, timber shed to one corner, and benefits from outside lighting, power and water supply. There is a side access gate onto pedestrian side footpath for ease of bringing in bikes and gardening equipment etc.

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, with a perpetual historic yearly rent charge of £7.0s.0d p.a. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

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		77 C
55-68	D		
39-54	E	45 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.





Howard Road, Westbury Park, Bristol BS6 7US

Approximate Gross Internal Area 194.3 sq m / 2091.8 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.