



28 Briarwood, Westbury-on-Trym
Guide Price £850,000

RICHARD
HARDING



28 Briarwood,

Westbury-on-Trym, Bristol, BS9 3SS

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Set in a favoured cul-de-sac, a bright and spacious circa 2,070 sq. ft., 5 bedroom, 2 bath/shower room, semi-detached family house with stunning 90ft rear garden and driveway parking.

Key Features

- **Excellent location**, being circa 335 metres of Elmlea School and circa 550 metres to the catchment point for Bristol Free School. Close to local shopping at both Stoke Lane and Westbury village shops, and convenient for Canford Park and the Downs.
- **Ground Floor:** entrance porch, entrance hallway, sitting room, dining room, kitchen, study and utility/wc.
- **First Floor:** landing, bedroom 1, bedroom 3, bedroom 4, bedroom 5, family bathroom and separate wc.
- **Second Floor:** landing, bedroom 2 with en-suite shower room/wc.
- **Generously proportioned rooms offering versatile accommodation with the potential to knock through to create a large open plan kitchen/family room.**
- **Gas central heating and double glazing.**





GROUND FLOOR

APPROACH: from the pavement proceed up the block paved pathway, where the entrance door can be found immediately in front of you.

ENTRANCE PORCH: window to front elevation, internal windows through to entrance hallway. Door to:-

ENTRANCE HALLWAY: ceiling light point, coving, stairs leading to first floor landing, understairs storage cupboard, radiator, Doors to sitting room and dining room. Door leading to:-

INNER HALLWAY: doors radiate to study, utility/wc and rear access door.

SITTING ROOM: (front) (18'1" x 13'4") (5.51m x 4.06m) a bay fronted sitting room with double glazed windows overlooking the front elevation, ceiling light point, coving, gas fireplace with wooden mantle, tv point, two wall light points, radiator, exposed wooden floorboards, doors giving access to dining room.

DINING ROOM: (15'0" x 12'4") (4.57m x 3.76m) ceiling light point, patio doors giving access onto raised garden decking, radiator, two wall light points, exposed wooden floorboards, archway leading to:-

KITCHEN: (18'3" x 8'0") (5.56m x 2.44m) fitted with a matching range of shaker style wall, base and drawer units with granite worktop over with matching upstand. Inset 1 ½ bowl stainless steel sink with mixer tap over. Integrated appliances include fridge/freezer plus additional freezer, microwave oven and Rangemaster Toledo cooker with extractor fan over. Space for dishwasher, windows to side and rear elevations, door leading out onto raised decked area, radiator, inset ceiling downlighters, tiled flooring.

STUDY: (9'8" x 8'6") (2.95m x 2.59m) double glazed windows to front and side elevations, ceiling light point, radiator, laminate flooring.

UTILITY/WC: ceiling light point, low level wc, corner wash hand basin with tiled surround, plumbing for washing machine.

FIRST FLOOR

LANDING: ceiling light point, stairs ascend to second floor landing. Doors radiate to bedroom 1, bedroom 3, bedroom 4, bedroom 5, family bathroom plus wc.

BEDROOM 1: (front) (18'2" x 12'10") (5.53m x 3.92m) a bay fronted double bedroom with two ceiling light points, coving, radiator, skirting boards.

BEDROOM 3: (15'0" x 13'10") (4.57m x 4.21m) a double bedroom with large double glazed window overlooking the rear garden, two ceiling light points, coving, radiator, built-in storage cupboard housing Worcester combi boiler.

BEDROOM 4: (12'7" x 8'10") (3.83m x 2.70m) a double bedroom with double glazed window overlooking the front elevation, ceiling light point, coving, radiator.

BEDROOM 5: (10'10" x 7'5") (3.30m x 2.25m) double glazed window overlooking front elevation, ceiling light point, coving, radiator.

FAMILY BATHROOM: a white bathroom suite comprising of pedestal wash hand basin, curved bath with waterfall shower and detachable handheld shower over, ceiling light point, extractor fan, obscured double glazed window to rear elevation, tiled surrounds, wall mounted heated electric chrome towel radiator (switch outside on the landing), vinyl flooring.

SEPARATE WC: low level wc, obscured double glazed window to side elevation, ceiling light point, radiator, wood effect laminate flooring.

SECOND FLOOR

LANDING: ceiling light point, double glazed window to side elevation. Door leading to:-

BEDROOM 2: (22'5" x 16'5") (6.83m x 5.06m) a double bedroom with four Velux ceiling skylights with cityscape views to the rear, multiple eaves storage cupboards, ceiling light point, deep built-in wardrobe, radiator. Door leading to:-

En-Suite Shower Room/WC: low level wc, shower cubicle with electric Mira shower over, wall mounted wash hand basin, radiator, inset ceiling downlighters, extractor fan, eaves storage.





OUTSIDE

FRONT GARDEN: block paved driveway providing off street parking for several vehicles.

REAR GARDEN: (90'0" x 30'0" max overall dimensions) (27.43m x 9.14m) raised wooden decked area accessed directly from the dining room and kitchen. An ideal area for seating and al fresco dining, enclosed by wooden balustrade. Gate leading down onto a lower section of decked area with outside tap. Steps lead down onto a paved patio area with side access gate. There is a large level lawn offering a great deal of privacy with a variety of mature shrubs, trees and plants to the borders. At the rear of the garden there are raised vegetable beds and wooden garden shed. The garden is fully enclosed by a mixture of mature hedging and wooden fenced boundaries.

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: 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		82 B
69-80	C		
55-68	D	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.




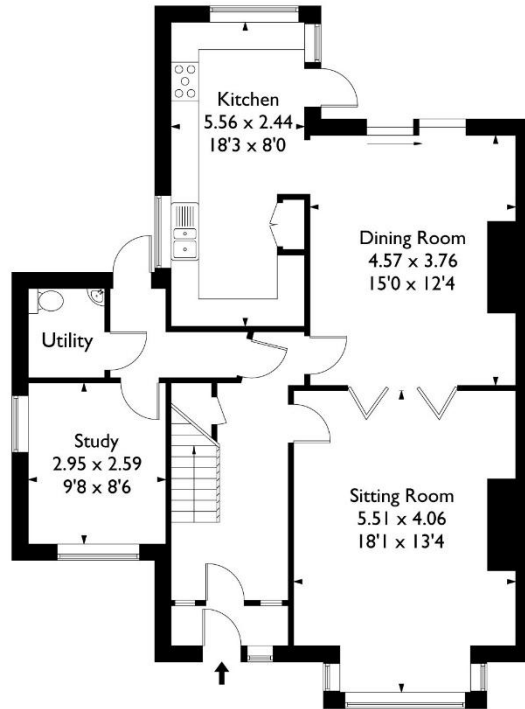


Briarwood, Westbury on Trym, Bristol BS9 3SS

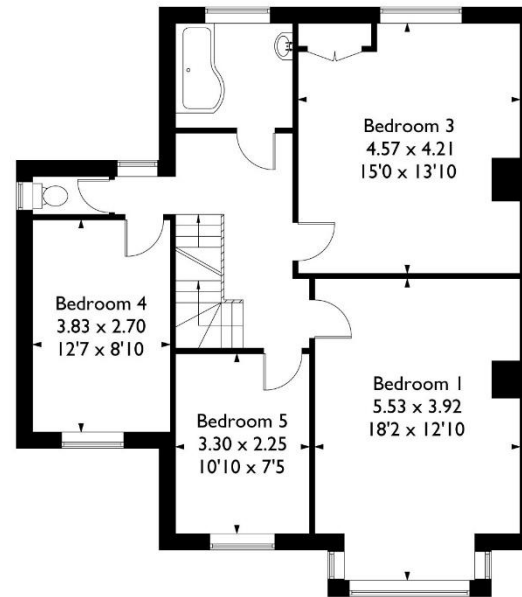
Approximate Gross Internal Area 192.4 sq m / 2070.6 sq ft



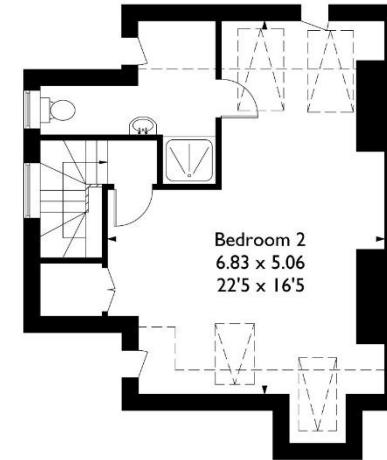
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



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.