



26 Florence Park, Westbury Park
Guide Price £1,225,000

RICHARD
HARDING



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Westbury Park, Bristol, BS6 7LR

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An immaculately presented and well proportioned (2,164 sq. ft.) 5 double bedrooms (one with en-suite) Victorian semi-detached family home offering an exquisite extended 22ft x 18ft kitchen/dining room with sliding doors accessing a tastefully landscaped 33ft x 23ft rear garden.

Key Features

- Located on a neighbourly peaceful tree lined road in the heart of Westbury Park and therefore incredibly close to the green open spaces of Durdham Downs and Redland Green Park, whilst also having local shops, cafes, restaurants, bus connections, Waitrose supermarket and the Orpheus Cinema all on the doorstep.
- Excellent local schools include Westbury Park Primary (within 150 metres) and Redland Green Secondary School (within 755 metres).
- **Ground Floor:** entrance vestibule flows through to a welcoming entrance hallway, incredibly roomy bay fronted lounge with wide wall opening through to a family room/reception 2, stunning extended separate kitchen/dining room with large central island, sliding doors accessing the garden, Velux skylight windows and a useful adjoining utility room, ground floor cloakroom/wc.
- **First Floor:** split landing, three double bedrooms (one with en-suite) and a family bathroom/wc.
- **Second Floor:** two further double bedrooms and a further shower room/wc.
- **Outside:** pretty front garden and landscaped rear garden with useful vehicular width rear lane access.
- A stunning period home on one of Westbury Park's most sought-after roads.





GROUND FLOOR

APPROACH: via garden gate and pathway leading through the front garden to the attractive covered entrance and the main front door to the property.

ENTRANCE VESTIBULE: original tessellated tiled flooring, high ceilings and space for coats and shoes. Period door leading through into the main entrance hallway.

ENTRANCE HALLWAY: wonderful high ceilings, original staircase rising to first floor landing with understairs cloakroom/wc. Doors off to two open reception rooms and extended kitchen/dining room. Radiator and a low-level meter cupboard.

LOUNGE/FAMILY ROOM: (30'8" x 14'3") (9.36m x 4.34m) measured as one but described separately as follows:

Lounge: wonderful high ceilings with ceiling coving, picture rail, box bay to front comprising of sliding double glazed sash style windows with built in plantation shutters. An impressive fireplace with a living flame stove, white marble period surround and granite hearth. Radiators and wide wall opening connecting through to the family room/reception 2.

Family Room/Reception 2: sliding double glazed sash style windows to rear, high ceilings with ceiling coving, picture rail, and built-in book casing to chimney recesses.

KITCHEN/DINING ROOM: (21'9" x 18'11") (6.63m x 5.77m) a fabulous extended kitchen/dining space of a high specification in quality with an abundance of light provided by the three Velux skylight windows and three sliding doors to rear accessing the tastefully landscaped rear garden. The well-appointed kitchen comprises of a range of built in cupboards and drawers with integrated appliances including a tall larder fridge and separate freezer, Samsung eye level oven, combi oven and warming drawer, dishwasher, induction hob with draw down extraction, quartz worktop with inset 1½ bowl sink and drainer unit and a large central island with built-in pan drawers and overhanging breakfast bar providing seating. Ample space for dining and seating furniture, inset spotlights and built-in blinds. Door accessing: -

UTILITY ROOM: built-in wall units with recessed space and plumbing for washing machine and dryer, inset spotlights, radiator and cat flap.

CLOAKROOM/WC: low level wc with concealed cistern, wash basin with storage beneath, heated towel rail, part tiled walls, inset spotlights and extractor fan.

FIRST FLOOR

LANDING: split landing with doors off the main landing to bedroom 1, bedroom 2, and further doors off the lower mezzanine landing to bedroom 3 and the family bathroom.

BEDROOM 1: (front) (20'0" x 15'11") (6.10m x 4.86m) a peaceful large double bedroom with high ceilings, ceiling coving, central ceiling rose, period style fireplace, wide box bay to front comprising double glazed sliding sash style windows. Radiator and door accessing:-

En-Suite Bathroom/WC: white suite comprising panelled bath with system fed shower over, low level wc, wash hand basin with storage cabinet beneath, sliding double glazed sash style window to front, part tiled walls, tiled floor and radiator/heated towel rail.

BEDROOM 2: (14'2" x 13'1") (4.31m x 4.00m) double bedroom with high ceilings, ceiling coving, built-in wardrobe to chimney recess, built-in book casing. Double glazed sliding sash style window to rear, overlooking rear and neighbouring gardens.

BEDROOM 3: (rear) (13'1" x 11'5") (4.00m x 3.47m) double bedroom with high ceilings, sliding double glazed sash style window to rear, radiator and built-in storage cupboards.

BATHROOM/WC: modern well-appointed family bathroom comprising a curved edge double ended panelled bath, walk-in oversized shower area with system fed shower and recessed alcove shelving, low level wc with concealed cistern, Corian counter with inset bowl sink and storage cabinet beneath, inset spotlights and sliding double glazed sash style windows to side.



SECOND FLOOR

LANDING: doors off to bedroom 4, bedroom 5 and a further shower room/wc. Velux skylight window providing plenty of natural light through the landing and stairwell. Hatched door providing access to a useful attic storage space.

BEDROOM 4: (14'10" x 10'0") (4.52m x 3.05m) double bedroom with double glazed windows to front, built-in wardrobe, shelving, period fireplace, radiator and further skylight window to side.

BEDROOM 5: (11'4" x 10'0") (3.46m x 3.06m) double bedroom with sliding sash style window to rear, period fireplace, Velux skylight window and a radiator.

SHOWER ROOM/WC: useful top floor shower room with recessed shower enclosure with system fed shower, low level wc, wash basin with storage cabinet beneath, heated towel rail, tiled floor, inset spotlights and light tube providing some natural light.

OUTSIDE

FRONT GARDEN: a courtyard front garden laid to paving with hedgerow front providing privacy, attractive covered entrance with wisteria growing up and over, and main front door into property.

REAR GARDEN: (33ft x 23ft) (10.06m x 7.01m) a beautiful landscaped level rear garden mainly laid to lawn with paved seating areas closest to the property and a sunken paved seating area at the bottom of the garden attracting much of the day's sunshine. Raised flower borders rich with plant life, attractive brick and slatted fenced boundaries, garden shed, incredibly handy gated side access from the front of the property through to the back, and additional garden gate accessing an adoptive vehicle width rear access lane with streetlights, perfect for bicycle access 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. This information should be checked with your legal adviser.

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

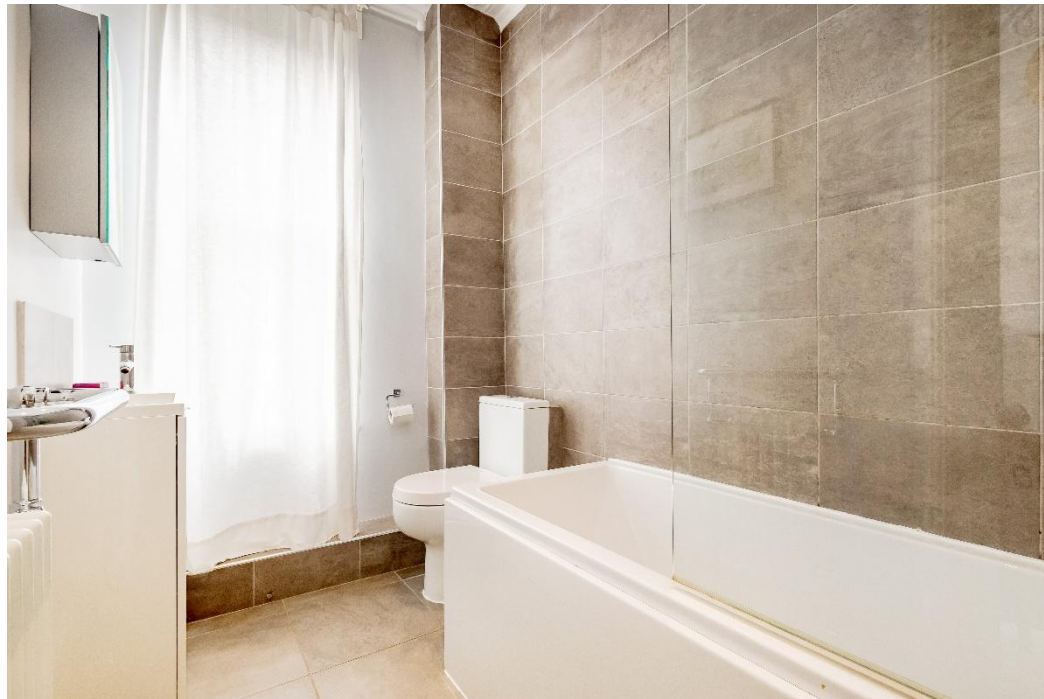
PLEASE NOTE:

- 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		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

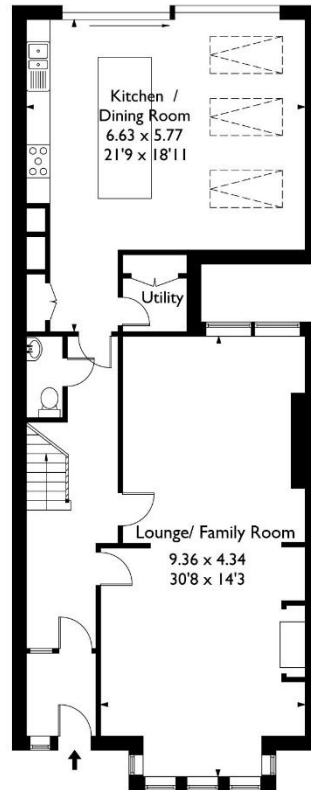
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



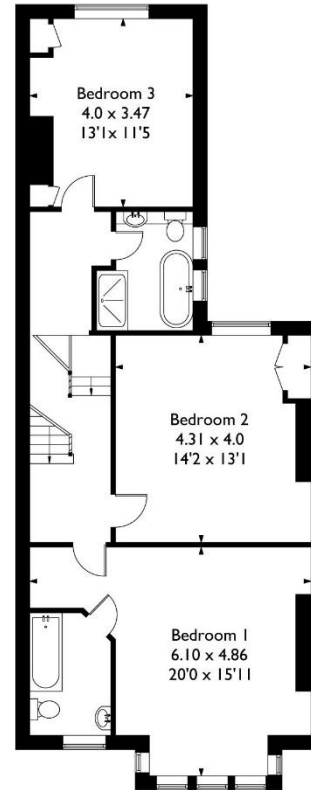


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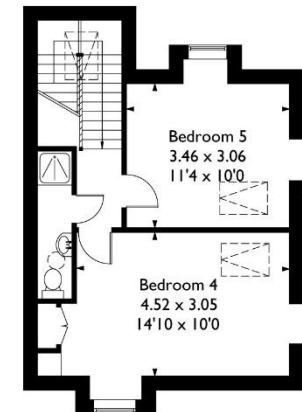
Approximate Gross Internal Area 201.0 sq m / 2164 sq ft



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.