



19 Branksome Road, Redland

Guide Price Range £1,000,000 - £1,075,000

RICHARD
HARDING



19 Branksome Road,

Redland, Bristol, BS6 7LL

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A stylish and comprehensively renovated 4 bedroom, 2 bath/shower room 1930s semi-detached home situated in a prime location for families within just 500 metres of Redland Green School and 255 metres of Westbury Park School. Further benefitting from a larger than average south-facing garden with detached garden studio/home office and off-street parking for up to two vehicles.

Key Features

- Extensively renovated to exacting standards in 2020, this property enjoys contemporary styling blended with period character and sympathetic timber framed double glazed windows, as well as a spectacular, sociable kitchen/dining space, utility room and all the practicalities for modern family living.
- Peaceful and sought-after location on the borders of Redland and Westbury Park, within a short level stroll of local shops, pubs and highly regarded cafes and restaurants, Waitrose supermarket, The Orpheus cinema, bus connections and the green open spaces of Redland Green Park and The Downs, whilst also being in some of the best school catchment areas in Bristol.
- **Outside:** to the front of the property there is driveway parking for up to two cars, side access with built-in bicycle and log storage sheds, a fabulous 63ft x 42ft south-facing rear garden with detached garden store/studio
- A fabulous family home with an incredibly good sized sunny garden.





GROUND FLOOR

APPROACH: via blocked paved driveway provides off-street parking for two vehicles, the driveway leads to an arched covered entrance. A period stained glass front door opens to:-

ENTRANCE HALLWAY: high ceilings, tiled flooring with underfloor heating, staircase rising to first floor landing with understairs storage cupboard, wall-mounted high-level control for central heating and doors to:-

SITTING ROOM: (14'11" x 12'8") (4.55m x 3.85m) a peaceful bay fronted room with high ceilings, ceiling coving, box bay window to front elevation comprising sympathetic timber framed double glazed windows, feature brick fireplace with wood burning stove and period high-level surround and mantel, radiator

KITCHEN/ DINING ROOM: (30'2" x 15'3") (9.19m x 4.64m) an incredible, extended light-filled kitchen/dining space of a scale conducive to modern family living with a fitted kitchen comprising an array of base and eye level cupboards and drawers with quartz worktop over and inset 1½ bowl sink and drainer unit. Integrated appliances include dishwasher and fridge/freezer and there is space for range style cooker with chimney hood over. Limestone tiled floors with underfloor heating, inset spotlights, central Velfac double sliding doors with floor to ceiling glazed panels to either side, providing an abundance of natural light and seamless access out onto the south-facing rear garden. Ample space for sitting and dining furniture. Further contemporary roof skylights and part glazed door accessing:-

UTILITY ROOM: (9'5" x 8'3") (2.86m x 2.52m) a good sized family utility room with built-in base and eye level units with roll-edged worktop over and stainless steel sink and drainer unit. Velfac double glazed window to front, inset spotlights, further fridge/freezer, boiler cupboard housing a modern Worcester gas central heating boiler. Exterior door opening to a useful side access pathway and storage space. Pocket door accessing:-

CLOAKROOM/WC: low level wc with concealed cistern, wall mounted wash basin, part tiled walls, high-level double-glazed window, inset spotlights, extractor fan.

FIRST FLOOR

LANDING: staircase rises to the second floor. Large obscure double glazed window to the side elevation providing plenty of natural light through the landing and stairwell. Doors to:-

BEDROOM 2: (14'7" x 12'9") (4.44m x 3.88m) a good sized double bedroom with large Velfac double glazed windows to rear overlooking the rear garden, radiator, high ceilings.

BEDROOM 3: (12'7" x 10'7") (3.83m x 3.22m) double bedroom with double glazed timber framed windows to the front elevation, high ceilings and a radiator.

BEDROOM 4: (9'8" x 8'6") (2.95m x 2.60m) a smaller double bedroom with timber framed double glazed windows to the front elevation, high ceilings and a radiator.

BATHROOM/WC: a fresh and modern family bathroom suite with panelled bath with mixer taps and system fed dual headed shower over and folding glass screen, low level wc with concealed cistern, wash basin with storage drawers beneath, stone tiled flooring, heated towel rail, part tiled walls, inset spotlights and extractor fan.

SECOND FLOOR

LANDING: double glazed window to side elevation providing plenty of natural light through the stairwell, doors to:-

BEDROOM 1: (22'10" x 10'7") (6.95m x 3.22m) an impressive loft converted double bedroom with feature floor to ceiling double glazed window to rear offering wonderful city-scape views over Redland and across the city towards the Bath and Lansdown Hills. Further Velux skylight to front elevation. Low level hatches accessing eaves storage space. Inset spotlights and radiator.

SHOWER ROOM/WC: a smart suite comprising large shower enclosure with system fed shower, low level wc with concealed cistern, wall mounted wash basin with storage drawers beneath, part tiled walls, heated towel rail, Velux skylight window, inset spotlights and stone tiled flooring.





OUTSIDE

FRONT GARDEN AND OFF-STREET PARKING: the front of the property has been tastefully landscaped with block paving to provide off-street parking for two vehicles whilst retaining deep flower borders containing various plants and shrubs. There is gated side access to a useful side pathway with storage sheds and locked storage space, that leads through to the:-

REAR GARDEN: (63'0" x 42'0") (19.2m x 12.8m) an incredibly good sized, perfectly orientated rear garden enjoying uninterrupted sunshine thanks to its southerly-facing aspect. Mainly laid to lawn with a generous paved seating area closest to the property and well stocked flower borders containing a colourful display of plants and shrubs. There are raised railway sleeper borders, a useful side pathway to the gated side entrance with aforementioned sheds and storage space as well as an outside tap. There are timber framed double gates to side accessing Greendale Road. To the rear of the garden there is a:-

GARDEN CABIN: (9'2" x 8'11") (2.79m x 2.72m) useful storage area.

STORE: (8'10 x 5'2) (2.70m x 1.57m) a contemporary, insulated garden store currently being used as a gym and work from home space providing great flexibility.

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: 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		84 B
69-80	C	72 C	
55-68	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.





Branksome Road, Redland, Bristol BS6 7LL

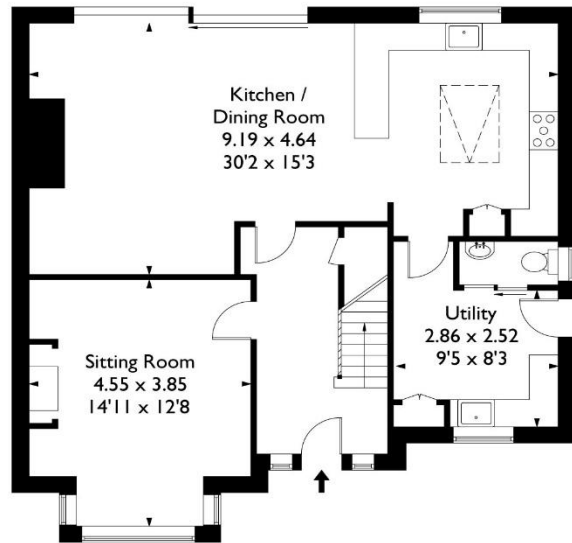
Approximate Gross Internal Area 157.3 sq m / 1692.8 sq ft

Garden Store Area 11.7 sq m / 126.3 sq ft

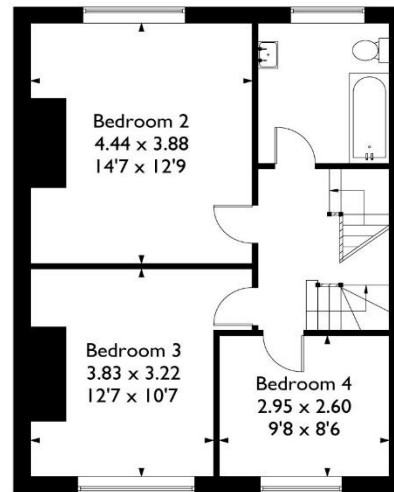
Total Area 169 sq m / 1819.1 sq ft



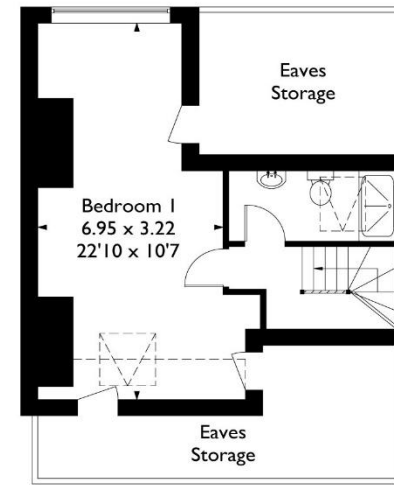
 = Reduced headroom below 1.5m / 5'0"



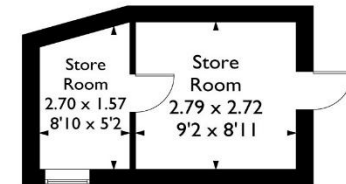
Ground Floor



First Floor



Second Floor



Garden Store

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.