



40 Bayswater Avenue, Westbury Park
Guide Price Range £1,000,000

RICHARD
HARDING



40 Bayswater Avenue,

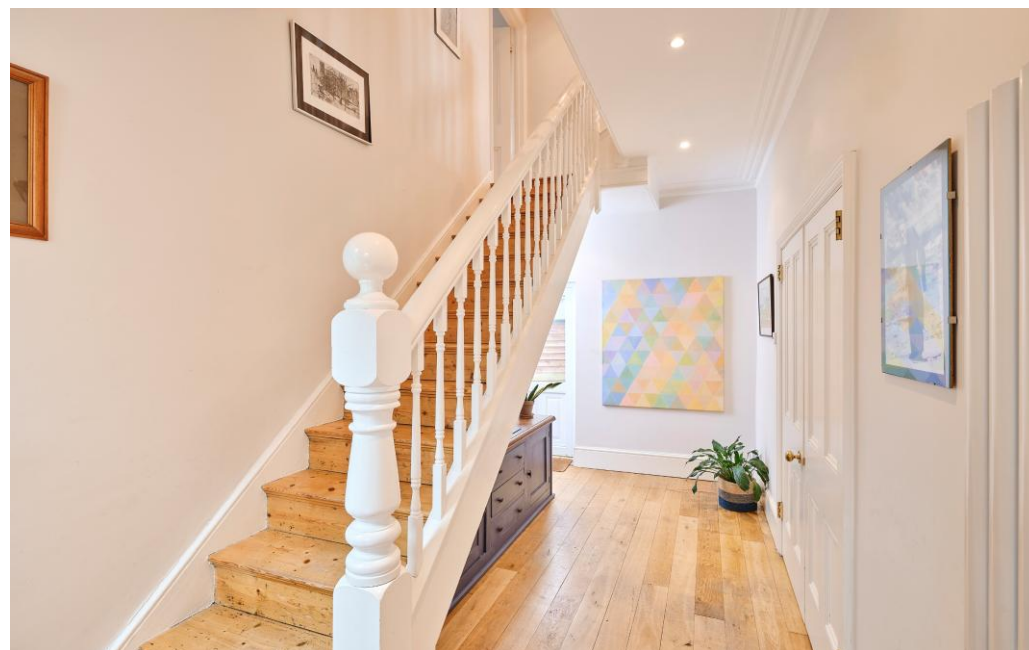
Westbury Park, Bristol, BS6 7NT

RICHARD
HARDING

One of the very few detached houses in Westbury Park; a well-presented 4/5 bedroom, 2 bath/shower room, Edwardian period detached three storey family home, located on a popular road in the heart of Westbury Park, having a lovely west facing rear garden and off-street parking. Situated within just 140 metres of Westbury Park Primary School and within 835 metres of Redland Green Secondary School.

Key Features

- Extensive family living space over 3 floors with an abundance of period features and a wonderful family atmosphere and character.
- It is reputed that this property was originally constructed for the builder who built this section of St Helena Road and therefore is 'a little larger and detached' than others along the street and this is evident upon inspection.
- Highly prized family neighbourhood, so convenient and easy for good nearby schools, local shops on Coldharbour Road, North View and Henleaze Road, together with Waitrose and the Orpheus independent Cinema, local library, the glorious Downs and Whiteladies Road. Westbury Park Primary School is just a few hundred yards away and only a little further afield across the open spaces of Redland Green lies Redland Green Secondary School.
- Our vendor clients have replaced the majority of the windows with wooden double glazed sash windows by MP Joinery.
- **Ground Floor:** entrance vestibule, reception hall, dual bay open-plan kitchen/ breakfast/ sitting room (28ft x 17ft), living room/bedroom 5, shower room.
- **First Floor:** part galleried landing, 2 double bedrooms, laundry room, family bath/shower room, sun porch.
- **Second Floor:** part galleried landing, 2 further double bedrooms (4/5 in total).
- **Outside:** Small front courtyard, west facing rear garden with sitting out area, off-street parking space.
- A magnificent example of its type, this well located period home ticks all of the boxes.





GROUND FLOOR

APPROACH: from the pavement a dwarf stone wall with high hedged border and wrought iron pedestrian gate opening onto a pathway leading to the front entrance. Solid wood panelled front door with stained glass fanlight and wall mounted external light, opening to:-

ENTRANCE VESTIBULE: tessellated tiled flooring, part stained glass window to the side elevation with secondary glazing, double opening base level cupboard with gas meter, simple moulded cornicing, coat hooks. Part multi-paned double wooden doors with overlight, opening to:-

RECEPTION HALL: a most welcoming introduction, having an elegant and wide staircase ascending to the first floor with handrail and ornately carved spindles, part stained glass sash window to the front elevation with secondary glazing, solid oak wooden flooring, tall moulded skirtings, vertical style column radiator, simple moulded cornicing, inset downlights. Upvc double glazed door opening externally to the rear elevation. Four-panelled doors with moulded architraves opening to a downstairs double bedroom/living room and shower room. Four-panelled double doors with moulded architraves, opening to:-

OPEN-PLAN KITCHEN/BREAKFAST/SITTING ROOM: (28'8" x 17'1") (8.73m x 5.20m) a dual aspect kitchen/family/entertaining space having bay window to the front elevation and bay window to the side elevation. In total comprising eight part multi-paned wooden double glazed sash windows. Loosely divided as follows:-

Kitchen/Breakfast Area: comprehensively fitted with an array of base and eye level units combining drawers and cabinets. Roll edged granite worktop surfaces with matching upstands and pelmet lighting, undermount 1 ½ bowl stainless steel sink and extendable mixer tap. Integral Mercury stainless steel range cooker comprising double oven, grill, storage tray, 4 ring gas hob and gas wok hob with stainless steel canopy extractor hood over. Space for dishwasher, space for wine cooler and American style fridge/freezer. Breakfast bar, solid oak wooden flooring, tall moulded skirtings, simple moulded cornicing, inset ceiling downlights, ceiling light point.

Sitting Area: central chimney breast with inset woodburning stove set upon a slate hearth with recesses to either side of the chimney breast (both with fitted shelving and cupboards), a continuation of the solid oak wooden flooring, tall moulded skirtings, radiator, picture rail, simple moulded cornicing, inset ceiling downlights.

LIVING ROOM/ BEDROOM 5: (10'6" x 10'5") (3.20m x 3.17m) a pair of part multi-paned sash windows to the front elevation with radiator below, solid oak wooden flooring, tall moulded skirtings, inset ceiling downlights, generous fitted bookshelving. Upvc double glazed double doors opening externally to the garden.

SHOWER ROOM/WC: wet room style shower cubicle with shower screen, travertine tiled surround, wall mounted shower unit and handheld shower attachment. Low level dual flush wc. Wall mounted wash hand basin with mixer tap and travertine tiled splashback incorporating mirror. Tiled flooring with underfloor heating, heated towel rail/radiator, upvc double glazed window to the side elevation, inset ceiling downlights, extractor fan.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and ornately carved spindles, original wooden floorboards, moulded skirtings, radiator, inset ceiling downlights. Staircase continuing to the second floor with handrail and ornately carved spindles. Internal cropped casement door through to the sun porch. Six-panelled doors with moulded architraves, opening to:-

LAUNDRY ROOM: (10'6" x 6'1") (3.20m x 1.86m) upvc double glazed window to the side elevation, solid oak wooden flooring, moulded skirtings, radiator, inset ceiling downlights. Six-panelled door with moulded architraves, opening to:-

Family Bath/Shower Room: freestanding bath with mixer tap and shower attachment. Travertine tiled wash stand with 'his and hers' circular wash hand basins and mixer taps. Low level dual flush wc with concealed cistern. Built-in circular wet room style shower with built-in shower unit, handheld shower attachment and an overhead waterfall style shower. Solid oak wooden flooring, majority travertine tiled walls with two shelving recesses, a pair of part multi-paned wooden double glazed sash windows to the front elevation, heated towel rail/radiator, inset ceiling downlights, extractor fan. Concealed Worcester Greenstar gas fired combination boiler.

BEDROOM 1: (17'0" x 11'11") (5.18m x 3.64m) virtually full width bay window to the side elevation comprising four part multi-paned wooden double glazed sash windows, solid oak wooden flooring, chimney breast with recesses to either side, moulded skirtings, radiator, built-in triple opening wardrobe, simple moulded cornicing, ceiling light point.

BEDROOM 2: (14'1" x 11'2") (4.29m x 3.41m) twin multi-paned double opening casement windows through to the sun porch, original wooden flooring, moulded skirtings, radiator, simple moulded cornicing, ceiling light point.

SUN PORCH: (16'8" x 4'2") (5.09m x 1.26m) triple aspect with wall to wall double glazed windows and Perspex roof, engineered oak flooring, wall light point and a pleasant vantage point overlooking this sought after road.



SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and ornately carved spindles, good sized loft storage space, double glazed window to the side elevation, original wooden floorboards, second loft storage cupboard, radiator, wall light point. Four-panelled doors with moulded architraves, opening to:-

BEDROOM 3: (14'2" x 12'0") (4.33m x 3.65m) dormer style double glazed window to the side elevation with rooftop views, original wooden floorboards, moulded skirtings, chimney breast with recesses to either side, radiator, ceiling light point.

BEDROOM 4: (14'1" x 11'2") (4.29m x 3.41m) dormer style upvc double glazed window to the front elevation, original wooden floorboards, chimney breast with painted ornate cast iron fireplace, moulded skirtings, radiator, ceiling light point.

OUTSIDE

OFF-STREET PARKING: to one side of the house there is an off-street parking space with wooden pedestrian gate providing access to the garden.

GARDENS: enjoying a westerly orientation with southerly side aspect and therefore all day into evening sun. Immediately to one side of the 5th bedroom/living room there is a timber deck with ample space for garden furniture, potted plants and barbecuing etc. The majority of the garden is then laid to lawn and level with further seating area to one end. Enclosed on all three sides by a combination of brick walling and timber fencing having deep shrub borders that feature an array of flowering plants, mature shrubs, climbing plants and an eating apple tree. There are further slim sections of gardens to both the front and rear elevations (one with useful garden shed). Outside water tap.

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: 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		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

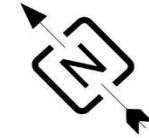
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



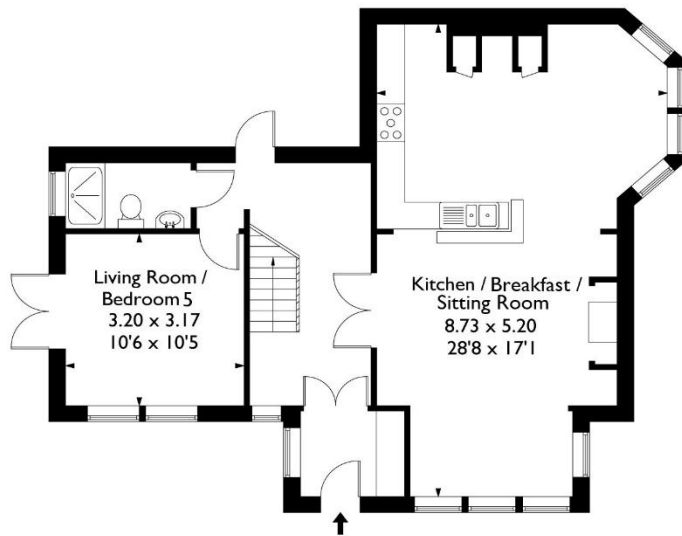


Bayswater Avenue, Westbury Park, Bristol BS6 7NT

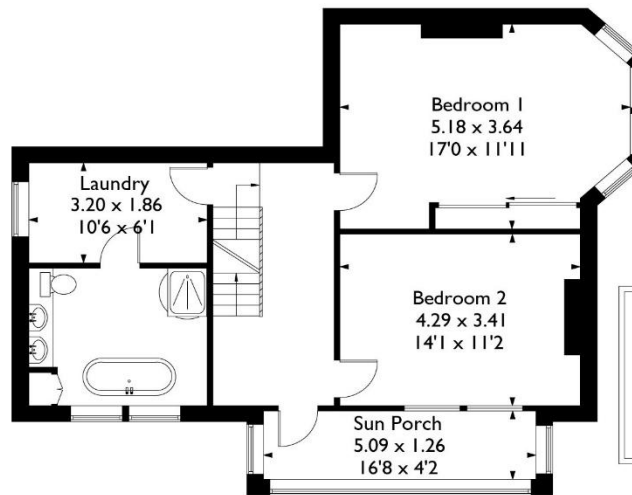
Approximate Gross Internal Area 172.20 sq m / 1853.0 sq ft
(Excludes Loft Space)



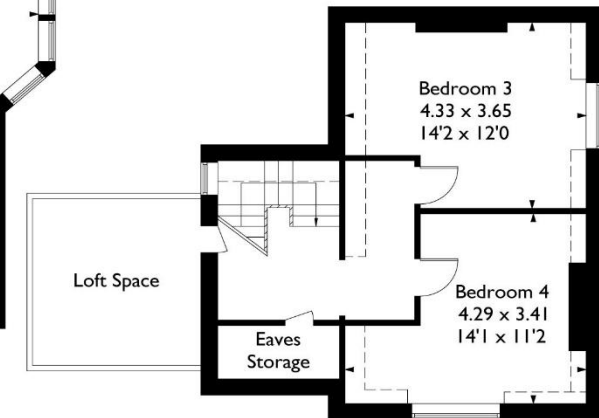
 = Reduced Headroom Below 1.5m / 5'0



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.