



69 Downs Park East, Westbury
£1,250,000 Guide Price

RICHARD
HARDING



69 Downs Park East,

Westbury Park, Bristol, BS6 7QG

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An incredibly roomy and beautifully kept 5 double bedroom, 3 reception room Edwardian semi-detached home, situated on the sunny side of one of Westbury Park's most sought after roads. Enjoying an approximately 57ft x 24ft south-westerly facing rear garden and off-road parking.

Key Features

- Large room proportions, wonderful high ceilings and many double glazed sash windows add to the sense of space and quality of this fine period building.
- Offered with no onward chain making a prompt and convenient move possible.
- Situated on Downs Park East, one of Westbury Park's most popular roads, within a short level stroll of the local shops of North View, Henleaze Road and Waitrose Supermarket, as well as being handy for bus connections to central Bristol and the green open spaces of the Downs.
- **Ground floor:** entrance vestibule flowing through into a welcoming wide entrance hallway, impressive sitting room, dining room, and fitted kitchen leading though to the reception 3/garden room, with access onto the rear garden & store room. Ground floor cloakroom/wc.
- **First Floor:** landing, bedroom 1 with "Jack and Jill" en-suite family bathroom, bedroom 2, bedroom 3
- **Second Floor:** landing, bedroom 4, bedroom 5, shower room/wc and attic storage space.
- A bright and inviting family home of a wonderful scale, with added potential for further cosmetic updating to suit individual tastes.





GROUND FLOOR

APPROACH: via a block paved driveway providing off-road parking for one car. The driveway leads beside an attractive, well stocked courtyard front garden, to the impressive part glazed double doors providing the main entrance into the property.

ENTRANCE VESTIBULE: high ceilings with ceiling coving, coat hooks, tiled floor and part glazed double doors entering the reception hallway.

ENTRANCE HALLWAY: (20'7" x 7'10") (6.27m x 2.39m) generous entrance hallway with a period staircase rising to the first floor landing, double glazed sash window to side elevation providing natural light, high ceilings with ceiling coving and picture rail. Radiator, wall mounted thermostat control for central heating, understairs cloakroom/wc. Doors leading off to the sitting room, dining room and kitchen.

SITTING ROOM: (18'1" x 13'0") (5.52m x 3.96m) elegant sitting room with wonderful high ceilings, ceiling coving and picture rail, three double glazed sash window to front elevation. Fireplace with open fire. Built in book casing and a radiator.

DINING ROOM/RECEPTION 2: (17'0" x 10'8") (5.18m x 3.25m) large second reception room with two radiators, high ceilings, ceiling coving and picture rail. Two double glazed sash window to rear elevation and central double glazed timber framed door providing a seamless access out onto the westerly facing rear garden.

KITCHEN: (13'0" x 9'2") (3.97m x 2.80m) modern fitted kitchen comprising of gloss white contemporary base and eye level units with thin grey quartz worktop over with inset sink and drainer unit. Integrated Neff double ovens, 4-ring gas hob with extraction over and an integrated Neff dishwasher. Integrated fridge, washing machine and various deep drawers and cupboards, as well as a double glazed sash window overlooking the rear garden, arched part glazed door leading to: -

BREAKFAST ROOM/RECEPTION 3: (15'0" x 8'10") (4.57m x 2.68m) light filled garden room with two Velux skylight windows, further windows to side elevation and part glazed door to side, accessing the rear garden. Wood laminated flooring, radiators. Door with steps leading down to: -

STORE ROOM: (9'0" x 6'3") (2.74m x 1.90m) further door accessing the garden.

CLOAKROOM/WC: low level wc, small wash basin with storage cabinet beneath, double glazed window to side elevation.



FIRST FLOOR

LANDING: spacious landing with doors off to bedroom 1, bedroom 2, bedroom 3 and a recessed airing cupboard housing the Worcester gas central heating boiler, further door accessing a "Jack and Jill" family bathroom, which also interconnects with bedroom 1 to be used as an en-suite if required. Staircase rises to the second floor landing.

BEDROOM 1: (16'7" x 13'0") (5.04m x 3.96m) double bedroom with high ceilings, ceiling coving, three period single glazed sash windows to front elevation looking out onto the ornamental balcony, built in wardrobe, radiator and door connecting through to the family bathroom.

BEDROOM 2: (17'0" x 11'6") (5.18m x 3.50m) two double glazed timber frame windows to rear elevation overlooking the rear garden. High ceilings with ceiling coving and picture rail. Radiator.

BEDROOM 3: (9'9" x 9'3") (2.98m x 2.82m) smaller double bedroom with high ceilings, ceiling coving, two large double glazed sash windows to rear elevation. Radiator. Built in desk and book casing.

FAMILY BATHROOM/WC: (10'7" x 7'9") (3.23m x 2.36m) white suite comprising of panelled bath, corner shower enclosure with system fed shower, low level wc, pedestal wash basin, heated towel rail, two timber framed double glazed windows to front and side elevations, high ceilings with ceiling coving, inset spotlights, extractor fan. Door through to bedroom 1, allowing the bathroom to be used as an en-suite if required.

SECOND FLOOR

LANDING: central landing flooded with natural light provided by the timber framed double glazed windows to side elevation, doors off to bedroom 4, bedroom 5, shower room/wc and a useful attic storage space.

BEDROOM 4: (13'0" x 12'9") (3.95m x 3.88m) double bedroom with built in wardrobes, radiator and double glazed window to front elevation.

BEDROOM 5: (13'7" x 11'8") (4.14m x 3.55m) built in wardrobes, double glazed window to rear elevation overlooking rear and neighbouring gardens, radiator and small loft hatch.

SHOWER ROOM/WC: shower enclosure with system fed shower, low level wc, pedestal wash basin, heated towel rail, extractor fan, shaver point with light and Velux skylight window.



OUTSIDE

FRONT GARDEN AND OFF-ROAD PARKING: tastefully landscaped to provide space for a family sized vehicle with a low maintenance front garden beside. Mainly laid to stone chippings with plants and shrubs. Handy pedestrian shared side access lane leading up towards access through the store room to the rear garden.

REAR GARDEN: (approx. 57ft x 24ft inclusive of pedestrian shared back lane) (17.37m x 7.32m) glorious south-westerly facing rear garden with brick paved sun terrace closest to the dining and store room with a few steps down to a landscaped section with lawned area, paving stones, further pagoda and seating areas with attractive brick and fence boundaries. Various plants and shrubs, water feature, wall lighting and outdoor tap. Door providing access into store room which also connects through to the breakfast room. **NB. There is a pedestrian right of access for the neighbours to cross the bottom of the garden. This was formerly a lane but the owners of number 69 (and some others) have incorporated this pedestrian access lane into their garden as the access is rarely used.**

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: G

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		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

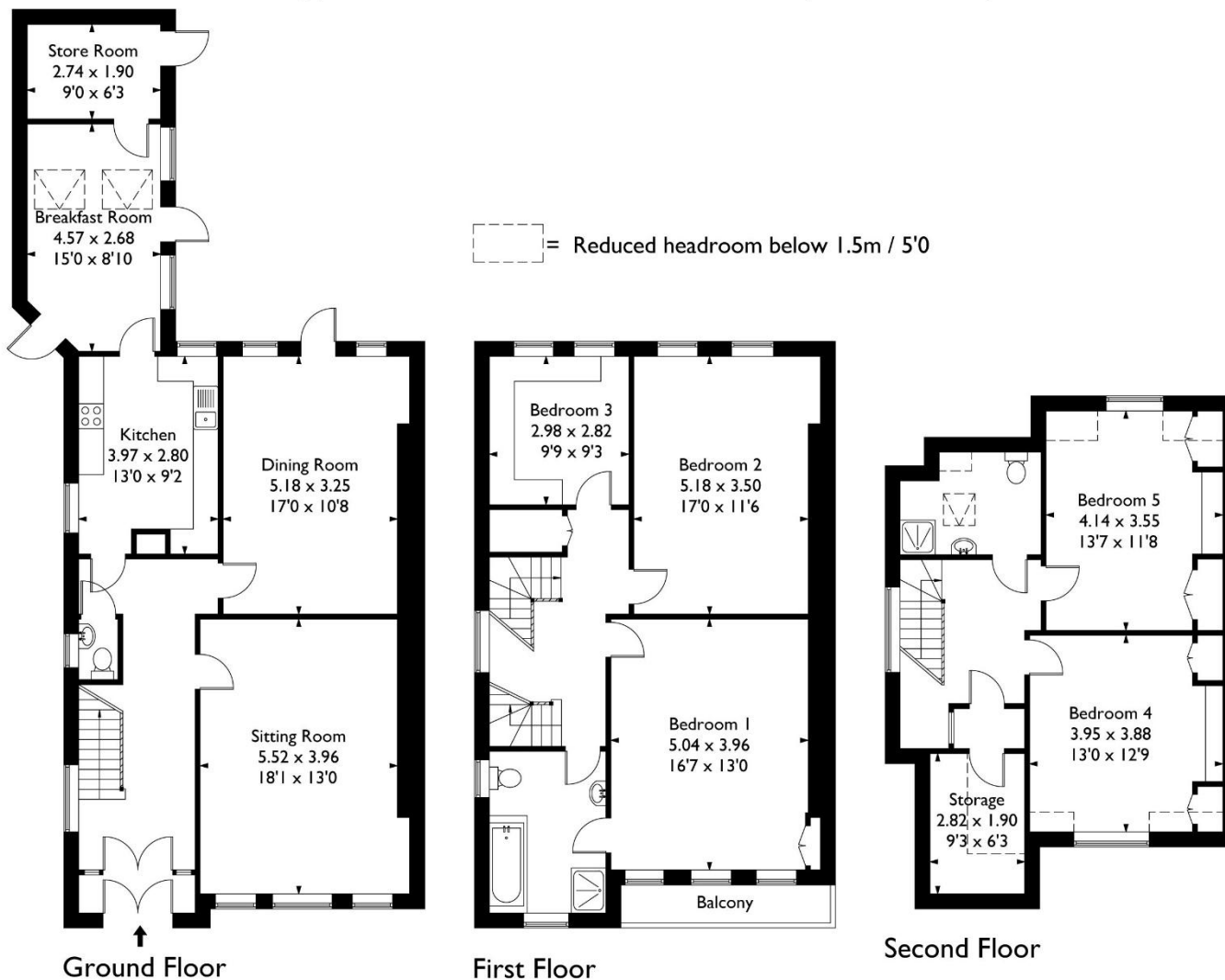
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Downs Park East, Westbury Park, Bristol BS6 7QG

Approximate Gross Internal Area 211.80 sq m / 2279.80 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.