



MAGGS
& ALLEN

53 LINDEN ROAD
WESTBURY PARK, BRISTOL, BS6 7RW
Asking Price £850,000

Boasting a stunning, south-westerly facing rear garden and off-street parking, comes this beautifully presented and substantial three-bedroom 1920's family home situated in the highly desirable Westbury Park.

Property Details

Entering in to a sizeable entrance hall, you are immediately struck by the quality of work and original features retained within this superb property. The ground floor features two reception rooms; a bay-fronted room with original feature fireplace and built-in storage, and to the rear the second reception room currently utilised as a sitting room and finished with a log-burner. From this room is access to the rear garden. To the rear of the property, a modern, kitchen/breakfast room awaits, fitted with grey units, white worktops and rose gold fittings. The room comfortably accommodates a dining table and provides direct access to a south-westerly garden through double patio doors. Completing the ground floor is under-stairs storage, coat hooks and an accessible, recently fitted modern shower room.

Ascending to the first floor, you will be greeted by a large landing space flooded with natural light. From here is access to the three bedrooms; each of which are sizeable double bedrooms including a large master room with built-in storage and views of the rear garden. A modern shower room with smart grey tiling, walk-in shower enclosure, heated towel radiator and WC completes the first floor.

Externally, there is a stunning rear garden with rear access, boasting generous proportions and a south westerly aspect. The garden is mainly laid as lawn, with a patio area immediately outside the sitting room, deep borders containing a variety of flowers, shrubs and trees. To the front there is off-street parking for two cars, a covered storage area adjacent to the front door, and side access leading to the rear garden.

The property has scope to extend both to the rear, and by converting what is a sizeable loft space (with prior necessary planning consents obtained).

An early viewing is highly recommended.

Local Schools

Westbury Park School approx. 0.21 miles
Henleaze Junior School approx. 0.4 miles
Redland Green School approx. 0.43 miles
Bishop Road Primary School approx. 0.6 miles

Location

Westbury Park is a charming residential neighbourhood known for its Victorian & Edwardian architecture, and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting.

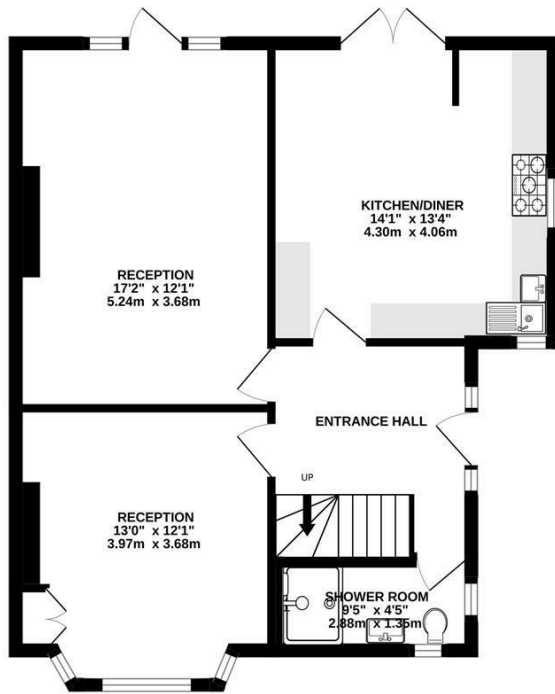
Residents enjoy the community feel with local schools, parks, and amenities within easy reach. Coldharbour Road serves as a central hub, offering a vibrant mix of independent shops, cafes, and boutiques.

Green spaces like Redland Green and Durdham Downs provide opportunities for outdoor activities, contributing to the neighbourhood's appeal. Well-connected to Bristol's city centre, Westbury Park maintains a peaceful residential character while ensuring convenient access to amenities and transportation. It is a highly sought-after destination for those seeking classic charm, community spirit, and modern convenience.

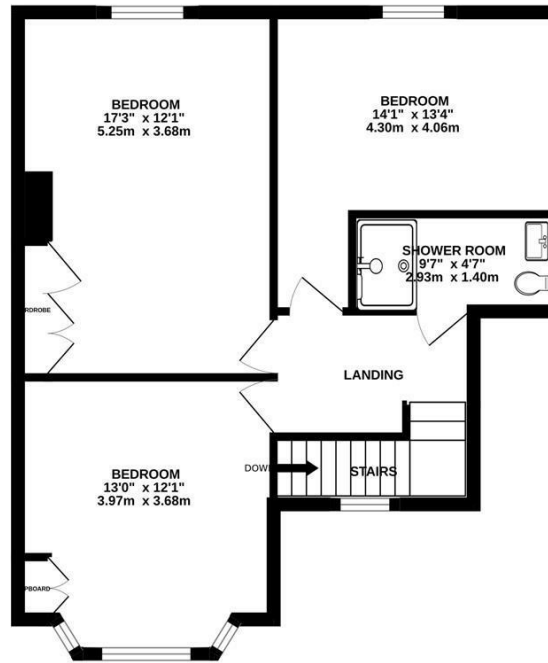
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A substantial family home
- Sizeable south-west facing garden with rear access
- Off-street parking for two cars
- Three large double bedrooms
- Two reception rooms plus kitchen/diner
- Decorated immaculately throughout in contemporary colours
- Large, welcoming entrance hall
- Two bathrooms
- Redland Green APR

Guide Price: £850,000

Tenure: Freehold

Council Tax Band: D

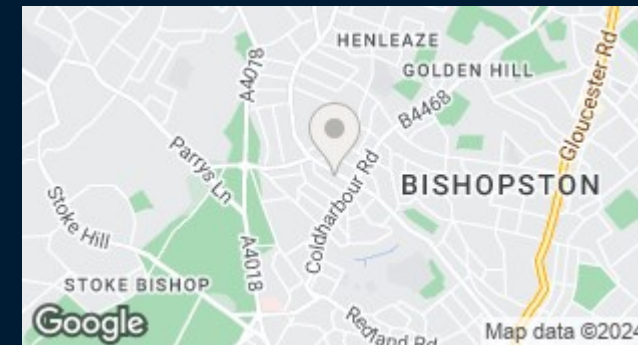
EPC Rating: E

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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