



MAGGS
& ALLEN

51 BERKELEY ROAD
WESTBURY PARK, BRISTOL, BS6 7PH
Asking Price £765,000

Nestled in the charming Westbury Park, this beautiful terraced residence exudes character and warmth. Built in 1901, this property boasts two reception rooms, kitchen/breakfast room, four bedrooms, and three bathrooms, making this an excellent family home.

Property Details

Upon entering the home, you will be greeted by a vestibule, and beyond here is a hallway with original features and exposed floorboards. To the front of the property, there is a bay-windowed living room with feature fireplace, picture rails and high ceilings and boasts a sunny aspect. There is a second reception room which can be utilised as a dining space or snug, with French doors leading out to the garden. The kitchen, with ample space for a dining table, is ideal for family gatherings and entertaining guests. Following on from the kitchen is a utility space and ground floor WC.

Leading upstairs, there are three well-sized bedrooms with the master room including the bay window and ensuite with a shower cubicle, and a family bathroom comprising a bath with shower over, WC and hand-wash basin. From the landing on the first floor, there is a stairway with built in storage space to a very spacious loft conversion. Currently used as a bedroom/office room, this brilliant space has potential to be adapted into an extra bedroom or ensuite, depending on your needs. This also has beautiful views over Henleaze and eaves storage. All rooms can house a double bed.

Externally, to the rear of the property is a beautiful garden with rear access and boasting mature shrubs and plants making this garden feel private, with many areas to have outside seating, great for alfresco dining.

Schools

Westbury Park School approx. 0.1 miles
Henleaze Infant School approx. 0.4 miles
Henleaze Junior School approx. 0.4 miles
Elmlea Infant School approx. 0.5 miles
Redland Green School approx. 0.5 miles

Location

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

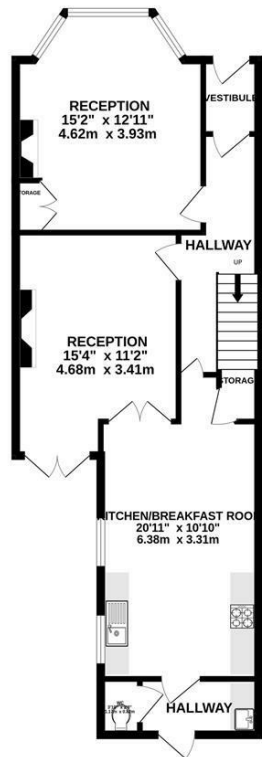
Residents enjoy the community feel with local schools, parks, and amenities within easy reach. Henleaze Road and North View offer a vibrant mix of independent shops, cafes, boutiques and a cinema.

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's a sought-after destination for those seeking classic charm, community spirit, and modern convenience.

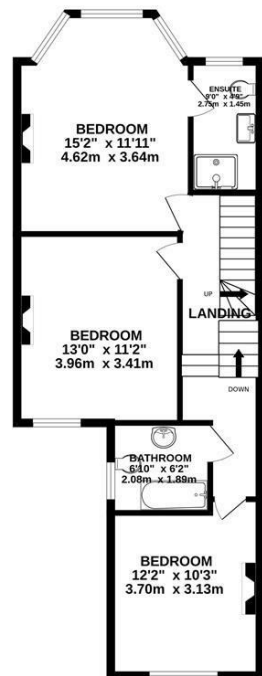
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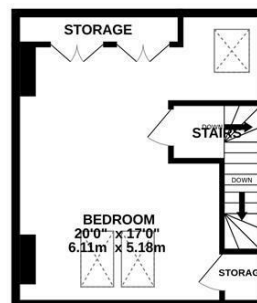
GRND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.9 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, four-bedroom family situated in a wonderful location
- In the catchment area for highly regarded schools
- Beautiful original features in place with a number of ornate fireplaces
- Well-maintained garden with rear access
- Master bedroom with ensuite
- In good order throughout
- Open-plan kitchen-breakfast room with double doors leading to second reception
- Separate, bay-fronted lounge

Guide Price: £765,000

Tenure: Freehold

Council Tax Band: D

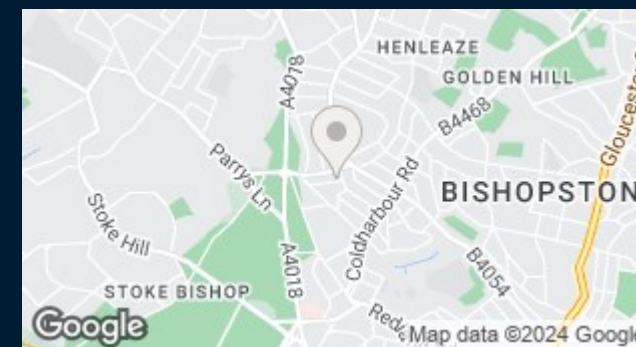
EPC Rating: D

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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