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& ALLEN

28 CAIRNS ROAD  
WESTBURY PARK, BRISTOL, BS6 7TY  
Asking Price £615,000

A classic three bedroom, three reception room Edwardian terraced property retaining many beautiful original features and offering a larger-than-average footprint. Offered to the market with no onward chain.

## Property Details

Accessed via vestibule retaining ornate stain glass window and original tiled flooring, the entrance hall is in turn entered through double doors. The hallway provides access to the principle rooms, and currently offers plentiful under stairs storage which could be converted into a ground floor WC.

The first reception room occupies the front of the property and is a classic, bay-windowed lounge with picture rails, coving, and ornate fireplace. The second reception room, sat adjacent, is an excellent size and again retains much original detailing, as well as an outlook of the courtyard to the rear. Unlike similar offerings, this property also boasts a third reception which is distinct from the kitchen and makes for an ideal dining space. The kitchen, located at the very rear of the property is a comfortable size and offers access to the garden.

Ascending to the first floor, you will find the three bedrooms; a master spanning the width of the property and offering an in-built cupboard above the stairwell; bedroom two which is a comfortable double retaining original detailing and offering views of the garden; and bedroom three which is another well-sized double bedroom and located at the rear of the property. A three-piece bathroom completes this level. The loft's pitch could provide scope for a loft conversion, subject to necessary consents being obtained.

Externally there is a well-sized, south-facing garden with rear access, and a storage cupboard.

Offered to the market with no onward chain.

## Vendor's Comments

The previous owners moved in in 1959, joined by the children over the next few years. A happy home, as the family settled in, they made friends with the neighbours and watched as people moved in and out of the street. Meanwhile, the boys also made friends with the children in the street and all went to school at Henleaze Infants and Juniors, just a short walk away from the house.

Neighbours in Cairns Road are always friendly, especially as the previous owners grew older, popping in for chats and bringing small posies of flowers from the allotment. The top part of the road is regularly closed to celebrate special occasions, giving the residents opportunity to catch up with each other and for the children to play together in the street safely.

The house has many original features including the tiled entrance, stained glass double door and original fireplaces in the bedrooms.

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

## Schools

St Bonaventure's Catholic Primary School - Distance: 0.26 miles

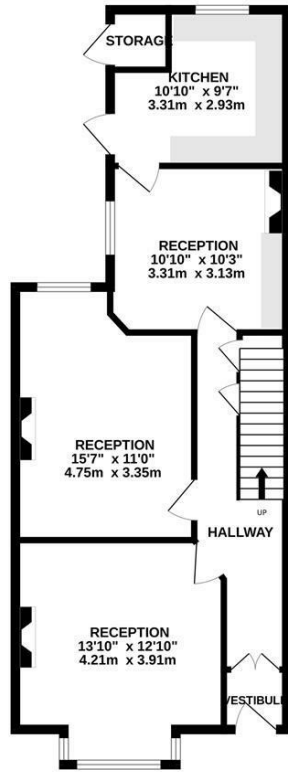
Henleaze Junior School - Distance: 0.33 miles

Westbury Park School - Distance: 0.35 miles

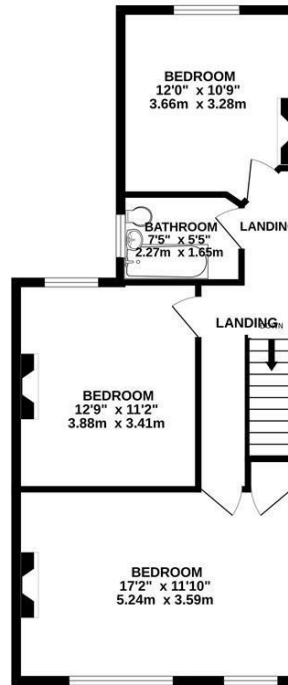
Redland Green School - Distance: 0.45 miles



GROUND FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 three-bedroom, three-reception room Edwardian terrace
- Sit within the Redland Green School APR
- South-facing rear garden, with rear access
- Retaining many of its original features
- In need of modernising throughout
- Scope to extend both the loft and laterally (subject to necessary consents)
- Offered with no onward chain
- EPC TBC

Guide Price: £615,000

Tenure: Freehold

Council Tax Band: D

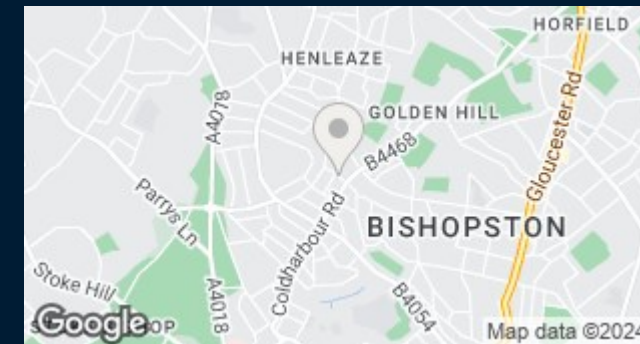
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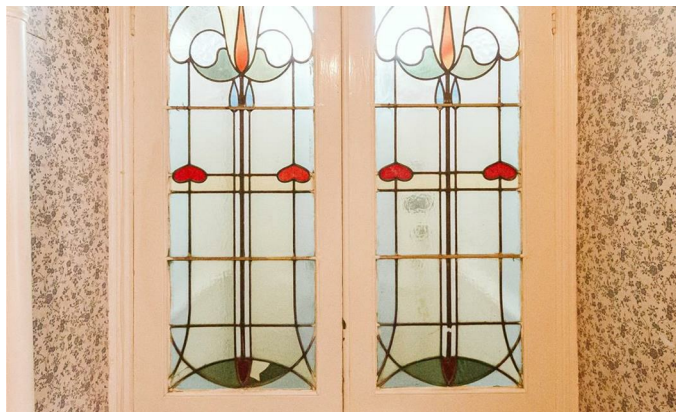
Local Authority: Bristol City Council

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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