



MAGGS
& ALLEN

110 HOWARD ROAD
WESTBURY PARK, BRISTOL, BS6 7XA
Asking Price £760,000

A substantially extended bay-fronted Edwardian semi-detached residence, located on a popular road within the Redland Green School APR. Offering superb, light-filled living space, four bedrooms and a mature rear garden.

Vendor's Comments

"Since 2002, this house has been a cherished family home, evolving into a warm and inviting space where we raised our daughter and hosted loved ones. We've savoured sunny afternoons in the private garden and the bright, open living area, while our daughter enjoyed the independence of her loft room until her departure for university last year. The neighbourhood fosters a welcoming atmosphere, with a diverse mix of families and older residents, a lively WhatsApp group born from the pandemic, and annual street parties."

We've also appreciated the convenience of nearby amenities, including independent shops, cafes, cinema nights at the Scott, Waitrose, and the scenic Downs for walks and runs. After 22 years of creating joyful memories, this home holds a special place in our hearts, and we hope it brings the same happiness to its future owners."

Externally

The approach offers a meticulously maintained front patio with low-level wall and hedging, leading alongside the property to both the centrally located hallway, and utility room.

To the rear, the owners have created a beautiful mature garden that boasts a vast array of flowers, shrubs and trees creating a private space blessed by plentiful natural light. The garden is divided between a bordered lawn area, and raised decking area accessible directly from the kitchen/breakfast room.

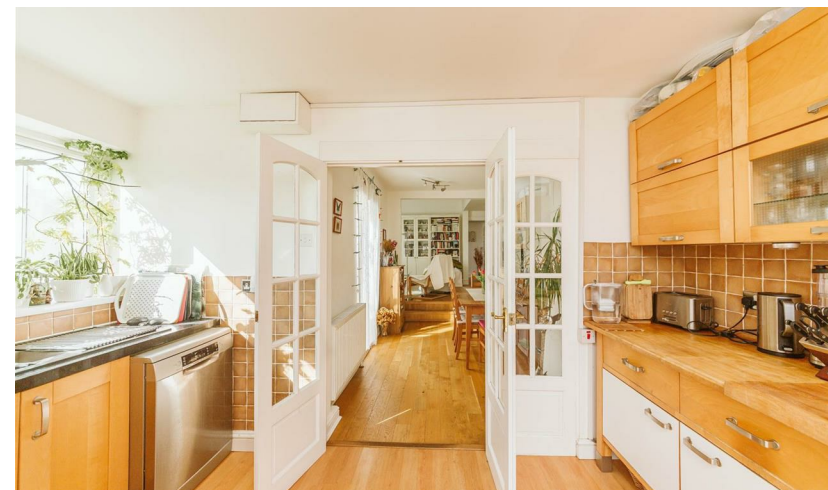
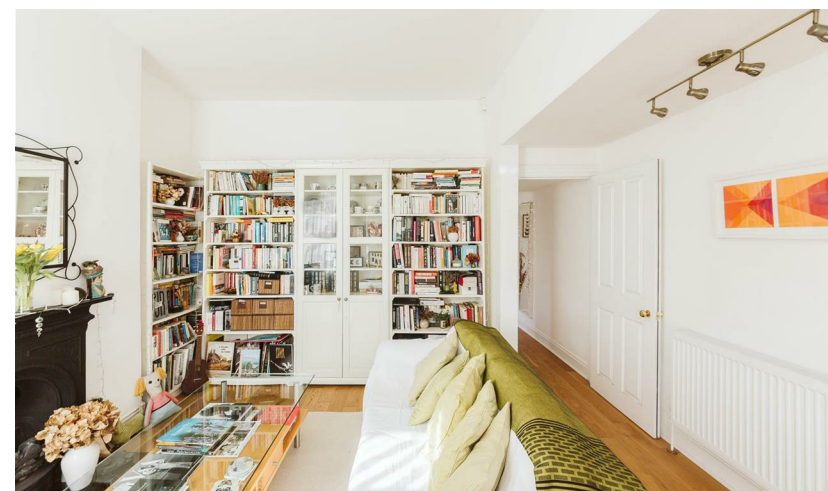
Ground Floor

Entering via smart front door, you will be greeted by a wide entrance hallway providing access to the principle rooms and with understairs storage. A centrally positioned hall, there is a real feeling of light and space that is replicated on the upper levels.

The bay-windowed lounge is located at the front of the property and retains much of its original features, including corncicing, skirting boards and ceiling rose - complemented by neutral décor and feature fireplace. The westerly aspect of this room ensures a plentiful light in the late-afternoon.

Towards the rear of the property is a living space extended by the current owners, to create a fabulous open-plan family room that comprises a second lounge area, dining room and kitchen/breakfast room. The lounge is a light-filled room with a gas-fired, cast iron fireplace providing a focal point. The dining area is sat adjacent, and comfortably accommodates a dining table and chairs. French doors on two aspects lead to the kitchen and utility room respectively, and the glazing naturally ensures plentiful natural light throughout.

The kitchen is fitted with a range of base and wall-mounted units with black worktops, and in turn leads to the rear garden via patio doors. A convenient ground floor WC with shower enclosure is also located off the kitchen.



First Floor

Ascending to the first floor landing, you will find three bedrooms and the main bathroom.

The master bedroom spans the width of the property and benefits from a large bay window. It is a comfortable room evidenced by the king size bed it currently accommodates and wardrobes to near side wall. Bedroom two has been cleverly designed, with excellent storage cupboards to one wall and again comfortably able to accommodate a double bed. Towards the rear is another bedroom, currently used as an office / occasional guest room and offering views of the garden below and surrounds.

The family bathroom is fitted with a three-piece suite; shower-over-bath, WC and basin.

Second Floor

Occupying the entirety of the second floor, bedroom 4 makes clever use of the space to fit a double bed and study space. Three skylights and a window to the rear elevation ensure a light-filled room and there is the added benefit of built-in storage to two aspects as well as plenty of storage space under the eaves. This room may be further enhanced by way of a hip-to-gable conversion, subject to necessary permissions.

EPC TBC

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

Henleaze Junior School - Distance: 0.18 miles

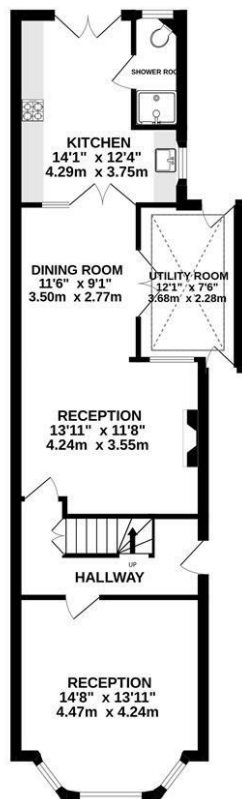
Westbury Park School - Distance: 0.41 miles

Bishop Road Primary School - Distance: 0.58 miles

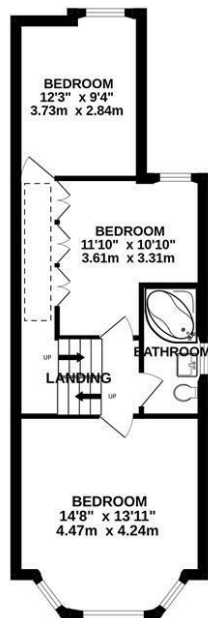
Redland Green School - Distance: 0.64 miles



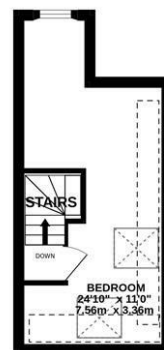
GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.5 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.
Made with Metropix C5025.



- A semi-detached Edwardian residence
- Substantially extended, measuring approx. 1588 sq.ft.
- Four double bedrooms
- Central hallway and staircase
- Retaining some attractive period features
- A much-loved family home
- Attractive, well-maintained facade
- Mature, meticulously maintained garden
- Redland Green School catchment
- A popular road for families with a palpable sense of community

Guide Price: £760,000

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.

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