



MAGGS
& ALLEN

18 UPPER CRANBROOK ROAD

WESTBURY PARK, BRISTOL, BS6 7UN

Guide Price £975,000

A fine and substantial (approx. 2334 sq.ft.), extended five-bedroom family home nestled on a popular road in Westbury Park. Retaining much of its original charm, and boasting large rear garden, off-street parking and studio/garage. A much-loved family home, this property offers a vast array of features that make it an attractive offering.

Ground Floor Summary

Porch; entrance hallway; understairs WC; two/three reception rooms; kitchen/breakfast room; utility room.

First Floor Summary

Master bedroom with en-suite; sizeable double bedroom; single bedroom; landing; main bathroom.

Second Floor Summary

Two further bedrooms; shower room; landing; eaves storage.

Externally

One of the many attractive features of the property is the rear garden. Divided between a substantial decked area accessed directly from the property, and a large lawned area bordered by a range of mature shrubs, flowers and streets and benefitting from rear access.

A driveway adjacent to the property provides off-street parking, and in turn leads to the garage/studio). To the front of the property there is further off-street parking available.

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.

Hallway

Retaining original parquet flooring in superb condition, the entrance hall is illuminated by a large window on the first floor and provides access to the principal rooms as well as an understairs WC.

Lounge

18'5" x 15'1"

A comfortable reception room offering superb proportions and a south-westerly aspect accentuated by a large, deep bay window. A focal point is provided by way of a log-effect gas burner with original period surround and mantel. Original features including a ceiling rose, picture rails, coving and doorway are complemented by smart wooden flooring.

Reception

14'3" x 12'10"

The second reception rooms is sat adjacent, and also retains a period fire surround with a modern log-effect gas burner fitted by the current owner. This light-filled space is fitted with good quality wooden flooring, retains picture rails and coving and opens in turn to;

Dining Room

12'9" x 10'0"

Blessed with natural light via large skylights and architect-designed windows to the rear elevation. Providing stunning views of the rear garden, and conveniently sat adjacent to the kitchen.



Lower Reception / Gym

A lower reception area currently used as a gym area provides access to the garden via bi-fold doors, and to the utility room. An undercroft storage area provides substantial storage.

Utility Room

8'1" x 4'5"

Kitchen/Breakfast Room

22'1" x 12'2"

Accessible from both the hallway and second reception room, the kitchen/breakfast room is fitted with a range of modern base and wall-mounted units and comfortably accommodates a breakfast table. Its double aspect nature ensures plentiful natural light throughout much of the day.

Landing

Original staircase and landing illuminated by a large window to the side elevation.

Master Bedroom

18'7" x 15'1"

A sizeable master room benefitting from a south-westerly aspect and comprising large bay window with leaded glazing, picture rails, coving, and leading in turn to:

En Suite

7'5" x 3'8"

Comprising a smart modern three-piece suite: grey tiling to walls and flooring, basin, WC and walk-in shower enclosure to far side.

Bedroom 2

15'11" x 14'4"

A double bedroom comprising: wide uPVC bay window offering far-reaching views to rear, picture rails, coving, and built-in cupboard to far wall recess.

Bedroom 3

9'4" x 8'2"

A single bedroom featuring in-built storage to recess, uPVC window to rear elevation offering views of the garden and surrounds, and coving.

Main Bathroom

Main bathroom fitted with matching three-piece suite including WC, basin and bath with shower over.

Bedroom 4

14'10" x 12'10"

Situated in the converted loft space, and benefitting from a south-westerly aspect with three skylights allowing plentiful natural light. Benefitting from a substantial eaves storage space.

Bedroom 5

14'4" x 13'3"

Located to the rear elevation of the converted loft, and offering far-reaching views of the surrounding areas. Also benefitting from a deceptively spacious storage cupboard.

Shower Room

Comprising a modern three-piece suite: shower enclosure, WC and hand wash basin.

Garage/Studio

Originally intended for use as a garage but more recently converted for use as a studio and storage. The garage doors have been retained, meaning it could be reverted to a garage if needed.

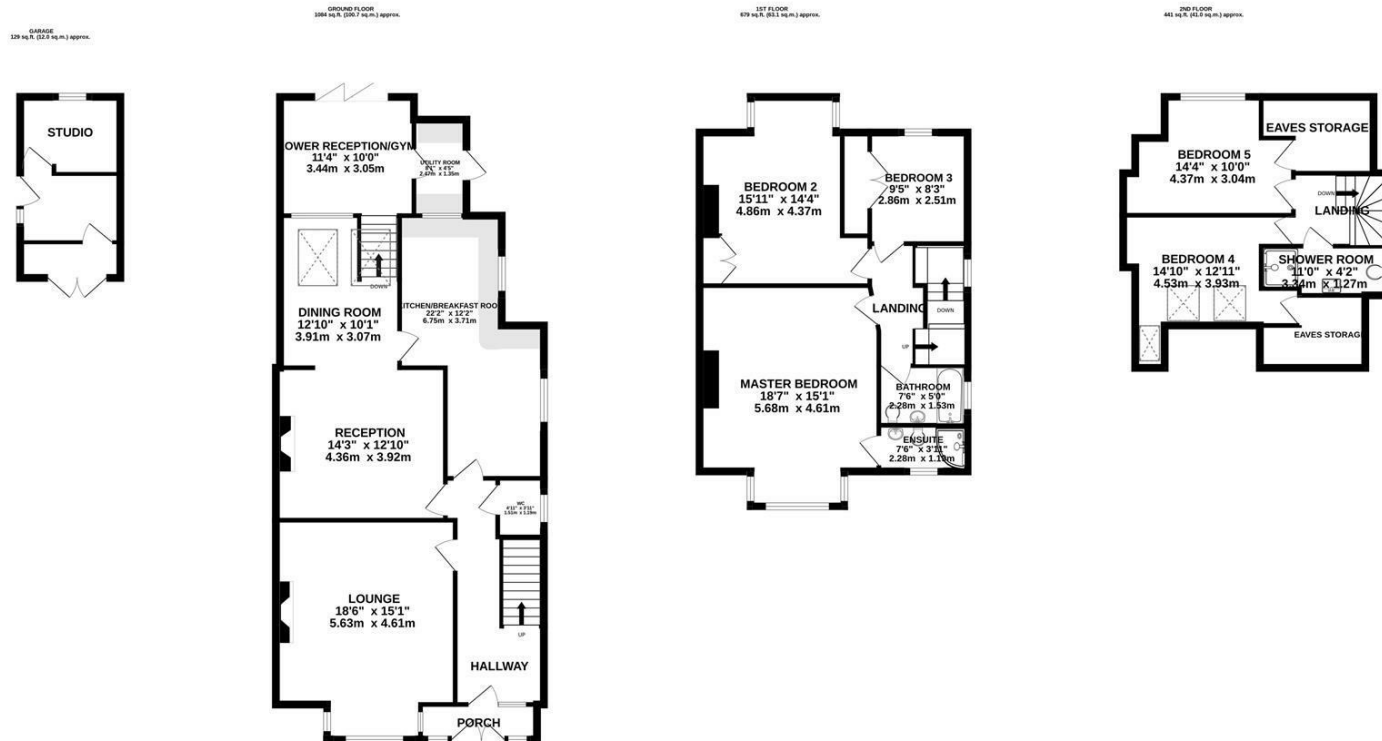
Schools

Westbury Park School - Distance: 0.29 miles

Henleaze Junior School - Distance: 0.38 miles

Redland Green School - Distance: 0.4 miles





TOTAL FLOOR AREA : 2334 sq.ft. (216.8 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 fine and substantial 2334 sq.ft. family home
- Retaining a wealth of original features
- Featuring significantly extended living spaces
- A desirable area, within the Redland Green School catchment
- Large rear garden
- Detached garage (currently a studio) and off-street parking
- A light-filled and much-loved family home
- Five bedrooms
- Two bathrooms plus ground floor WC

Guide Price: £975,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

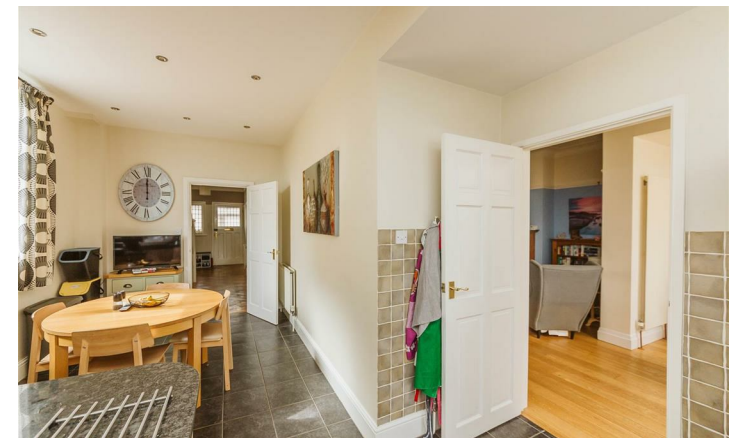
Local Authority: Bristol City Council

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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