



MAGGS
& ALLEN

*** IMMACULATE FAMILY HOME IN POPULAR WESTBURY PARK LOCATION WITHIN THE REDLAND GREEN SCHOOL CATCHMENT ***

Maggs and Allen are pleased to welcome this unfurnished mid terrace family home located on the popular Berkeley Road in Westbury Park.

The accommodation has been recently redecorated throughout and comprises of a beautiful sitting room with fireplace and bay window, leading on towards the rear of the property is a large and open dining/living space with varnished wooden flooring. There is also a neat kitchen with all necessary appliances with access to the rear garden. The garden is a lovely south facing patio with manicured borders.

On the first floor are two spacious double bedrooms, both with built in storage cupboards, a further smaller bedroom to the rear of the property and a modern bathroom suite with a shower over a bath.

Located in Westbury Park which 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.

The property is in close proximity to the following 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

The property is available for a December move in if necessary, otherwise we expect a move in for the new year January 2026.





- IMMACULATE CONDITION THROUGHOUT
- THREE BEDROOM TERRACE
- POPULAR WESTBURY PARK LOCATION
- SPACIOUS FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- REDLAND GREEN SCHOOL CATCHMENT
- GOOD TRANSPORT LINKS
- AMPLE LIVING SPACE
- CLOSE TO POPULAR SCHOOLS
- AVAILABLE DECEMBER 2025/JANUARY 2026

Guide Price: £2,200 PCM

Tenure:

Council Tax Band:

Local Authority:

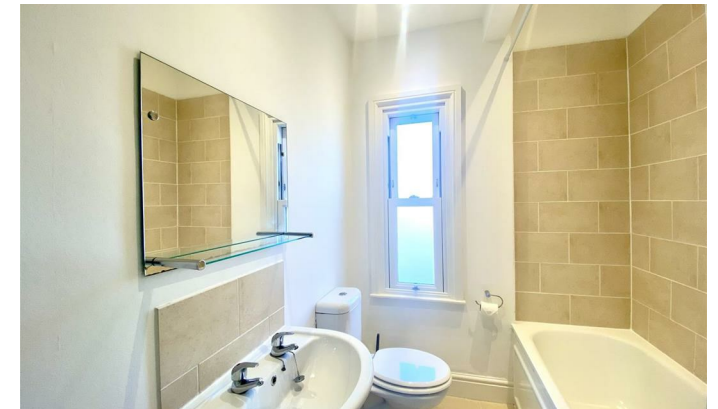
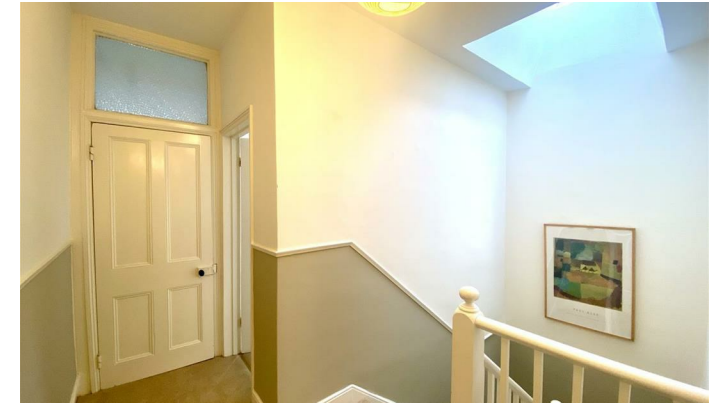
Vendors Onward Position:

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
0117 949 9000
www.maggsandallen.co.uk | lettings@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.