



MAGGS
& ALLEN

17 LINDEN ROAD
WESTBURY PARK, BRISTOL, BS6 7RJ
£1,200,000

A fine and substantial late-Victorian residence offering in excess of 3200 sq.ft. of versatile accommodation and particularly impressive principal rooms. Located in a highly desirable spot on the borders of Redland and Westbury Park, the property falls within the catchment area of Redland Green School, and additionally offers off-street parking for multiple vehicles.

Ground Floor

A standout feature of the ground floor is the impressive entrance and hallway: an original doorway bordered by stained glass opens into a sizeable vestibule retaining the original tessellated floor, leading through partially glazed double doors into the entrance hallway. Notable here is the impressive return staircase, high ceilings, and a double-door entrance cloakroom adjacent to the vestibule.

The front reception is an impressive space, measuring approx. 20'10" x 17'3" to maximum points, featuring a large bay, high ceilings, dado rails, picture rails, and a marble fireplace providing a focal point, ceiling rose, and particularly ornate cornicing.

Located adjacent, the second and third reception rooms are combined to create a sizeable open-plan lounge-diner with a rear-facing bay, which boasts a handsome fireplace, ceiling rose, picture rails, and ornate cornicing. The south-westerly aspect of the room, coupled with the high ceilings and bay window, ensures this is a light-filled space and very much the family hub of the property.

The kitchen is a modern, Shaker-style design with a range of matching base and wall-mounted units, white tiled splashbacks, and a large window offering a pleasing outlook to the garden.

Beyond the kitchen is a lobby/utility space with access to a ground-floor shower room. To the rear of the ground floor is a well-sized room that would work ideally as a home-working space, third reception room, or occasional guest suite, offering direct access to the garden via patio doors.

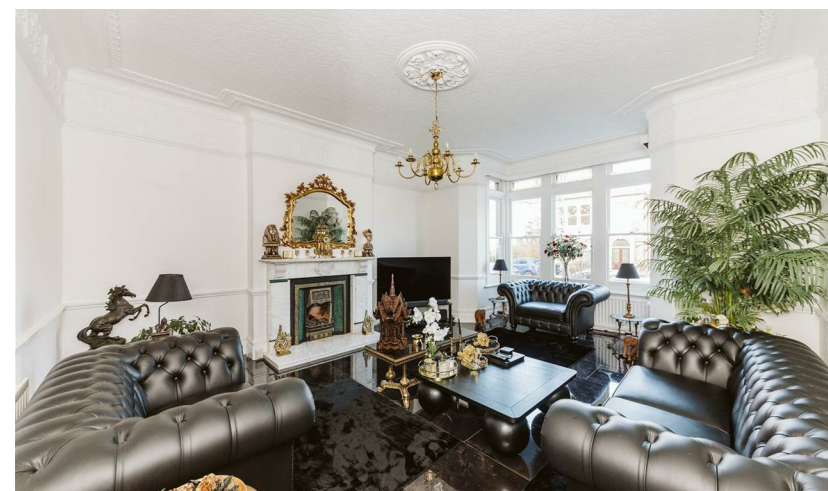
First Floor

Ascending to the first floor via a grand return staircase, you reach a wide landing providing access to three bedrooms, the family bathroom, and the roof terrace.

The proportions of the principal bedroom mirror those of the front reception, benefitting from a deep bay window and extensive built-in storage along the far wall. Located adjacent is a single bedroom that would serve as an ideal study, walk-in wardrobe, or provide potential for an en-suite.

To the rear, bedroom two is another substantial double benefitting from a south-westerly aspect.

Completing the first floor is a three-piece bathroom comprising a basin, WC, and shower-over-bath, along with a rear-facing roof terrace with a staircase leading down to the garden.



Second Floor

The second floor comprises a further three bedrooms and a bathroom.

Both double bedrooms take advantage of the building's impressive footprint; the front-facing room features a large bay, and both offer exceptionally generous proportions. The final bedroom is a well-proportioned single.

Completing the accommodation is a large, four-piece bathroom comprising a walk-in shower, WC, bidet, and hand washbasin.

Externally

The property offers an elegant façade, with ornate stain glass top lights to the double bay and surrounding the front door. To the front, the property offers off-street parking for two vehicles - a rarity in the area particularly for properties of this era.

To the rear, the property offers a sizeable, enclosed garden benefitting from a south-westerly facing aspect, with gate access to a rear lane.

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 and North View are nearby and offer an array of shops, cafes, restaurants and other independent business including Little French and Lavender.

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

Westbury Park School - Distance: 0.22 miles

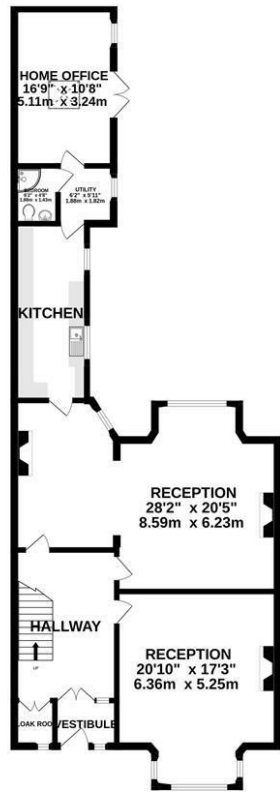
Redland Green School - Distance: 0.39 miles

Henleaze Junior School - Distance: 0.42 miles

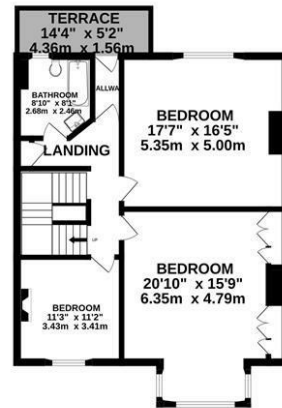
Bishop Road Primary School - Distance: 0.58 miles



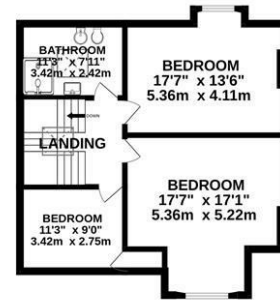
GROUND FLOOR
1449 sq.ft. (134.6 sq.m.) approx.



1ST FLOOR
987 sq.ft. (91.7 sq.m.) approx.

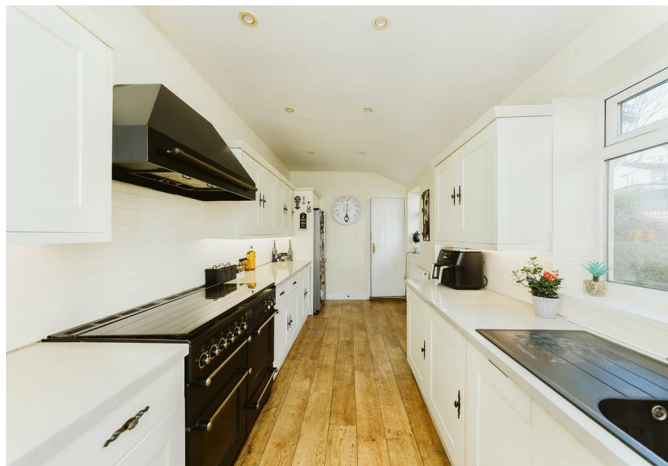


2ND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 3223 sq.ft. (299.4 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 late-Victorian family home located in a desirable area
- Offering in excess of 3200 sq.ft. of accommodation
- Retaining an abundance of attractive original detailing throughout
- South-westerly facing garden with rear access
- Excellent home working space or occasional guest suite to the ground floor
- Impressive principal rooms offering generous proportions
- Redland Green School catchment area
- Off-street parking for two vehicles
- Three bathrooms

Guide Price: £1,200,000

Tenure: Freehold

Council Tax Band: F

EPC Rating: C

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.

**MAGGS
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