



65 Howard Road, Westbury Park
Guide Price £850,000

RICHARD
HARDING



65 Howard Road, Westbury Park, Bristol, BS6 7UX

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A beautifully presented Edwardian 4 bedroom, 2 reception room mid-terrace family house, featuring 2 stylish bathrooms, plus an additional guest wc and a superb loft conversion. Extensively refurbished and thoughtfully extended by the current owners to a high standard throughout; the property offers spacious and versatile accommodation arranged over 3 floors. Further benefitting from a generous west facing rear garden, ideal for outdoor entertaining and family living. Offered to the market with no onward chain.

Key Features

- Beautifully presented mid-terrace house on Henleaze/Westbury Park borders with spacious family living arranged over three floors.
- Comprehensive refurbishment completed by current owners.
- Extended accommodation with loft conversion.
- Four bedrooms including a fine principal suite on the top floor and an impressive bay-fronted double bedroom on the first floor.
- Two modern, well-appointed bathrooms plus additional guest wc.
- Long west facing rear garden with summer house.
- High quality finish throughout.
- Closet to Henleaze Primary (400m), Westbury Park Primary (500m) and Redland Green Secondary School (825m)
- Offered to the market with no onward chain making a prompt and convenient move possible.





GROUND FLOOR

APPROACH: from the pavement, tiled decorative pathway adjacent to the front courtyard and leading six-panelled wooden front door with brass door furniture, opens to:-

ENTRANCE VESTIBULE: short vestibule with tiled floor, dado rail, high ceilings and ceiling mouldings. Internal obscure glazed wooden door opens to:-

ENTRANCE HALLWAY: long reception hall with polished wooden flooring, radiator, head height electric consumer unit and concealed meter cupboard below. Staircase rising to first landing with understairs storage cupboard.

SITTING ROOM: (15'3" x 13'6") (4.65m x 4.12m) angled bay window to front elevation with three upvc double glazed windows with pleasant street scene views and plantation shutters. High ceilings with decorative ceiling mouldings, polished wooden flooring, feature fireplace (not in use) with stone hearth and surround with extensive built-in cabinets and shelving to both sides of the chimney, radiator.

DINING ROOM: (12'0 x 11'9") (3.65m x 3.58m) high ceilings, upvc double glazed window to rear elevation overlooking rear garden, radiator beside, wooden flooring and pair of built-in cabinets with open shelving to both sides of the (disused) chimney breast.

KITCHEN/BREAKFAST ROOM: (24'6" x 9'10") (7.48m x 2.99m) dual aspect room and open plan with adjacent breakfast room but described separately as follows:-

Kitchen: comprehensively fitted kitchen with base and eye level units and square edged worksurfaces with upstands and inset composite sink with mixer tap and drainer. Integrated appliance include induction 4 ring hob, electric oven, fridge/freezer, washing machine, dishwasher and bin storage. A pair of aluminium double glazed windows to side elevation overlooking the garden, polished wooden flooring, display shelving and breakfast bar. Wide wall opening to:-

Breakfast Room: bi-folding aluminium double glazed doors opening directly onto the rear garden. Velux skylight and vertical column radiator, cat flap, polished wooden flooring.

CLOAKROOM/WC: positioned under the staircase with decorative period style tiled flooring, close coupled wc, wash basin with mixer tap and cabinet below with splashback tiling, extractor fan.

FIRST FLOOR

LANDING: turning staircase rising to the second floor. Radiator and doors opening to:-

BEDROOM 2: (17'3" x 15'4") (5.27m x 4.68m) double bedroom with upvc double glazed windows into angled bay to the front elevation overlooking street scene views and further window to side. Radiator and extensive built-in wardrobes along one wall.

BEDROOM 3: (11'11" x 11'10") (3.64m x 3.60m) double bedroom with upvc double glazed window to rear elevation overlooking the garden with radiator below, feature fireplace (not in use).

BEDROOM 4: (10'1" x 8'11") (3.08m x 2.73m) double bedroom with upvc double glazed window to rear elevation overlooking the garden with radiator below.

BATHROOM/WC: obscure upvc double glazed window to side elevation, fully tiled walls, close coupled wc, hand basin with mixer tap set into vanity unit with fixed wall mirror above, acrylic bath with mixer tap and Mira shower over with additional handheld attachment, heated towel rail, tiled flooring, extractor fan.

SECOND FLOOR

LANDING: short landing with turning staircase with aluminium double glazed window to rear elevation and door opening to:-





BEDROOM 1: (18'4" x 12'6") (5.60m x 3.80m) dual aspect double bedroom with aluminium double glazed windows to the rear elevation directly overlooking the garden plus a Velux skylight to the front elevation with street scene views. Pair of double wardrobes on opposing walls, radiator, eaves storage and internal door opening to:-

En-suite Shower Room: double glazed Velux skylight window to the front elevation, wc with concealed cistern, wash basin set into vanity unit with splashback tiling and mirror, walk-in shower cubicle with rain head shower and Grohe mixer, tiled enclosure. built-in storage to the eaves space, tiled flooring, extractor fan.

OUTSIDE

REAR GARDEN: (45'0 x 16'5") (approx. 14.m x 5m) a long, west facing lawned rear garden enclosed on three sides by timber fenced boundaries, planted borders and mature fruit tree. Patio area abutting the property with water supply and external power sockets. Raised plinth to the rear of the garden houses additional seating, barbecue area and a:-

Summer House: (approx. 3m x 2.4m) dual aspect with window to side and double doors to front looking back over the garden.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

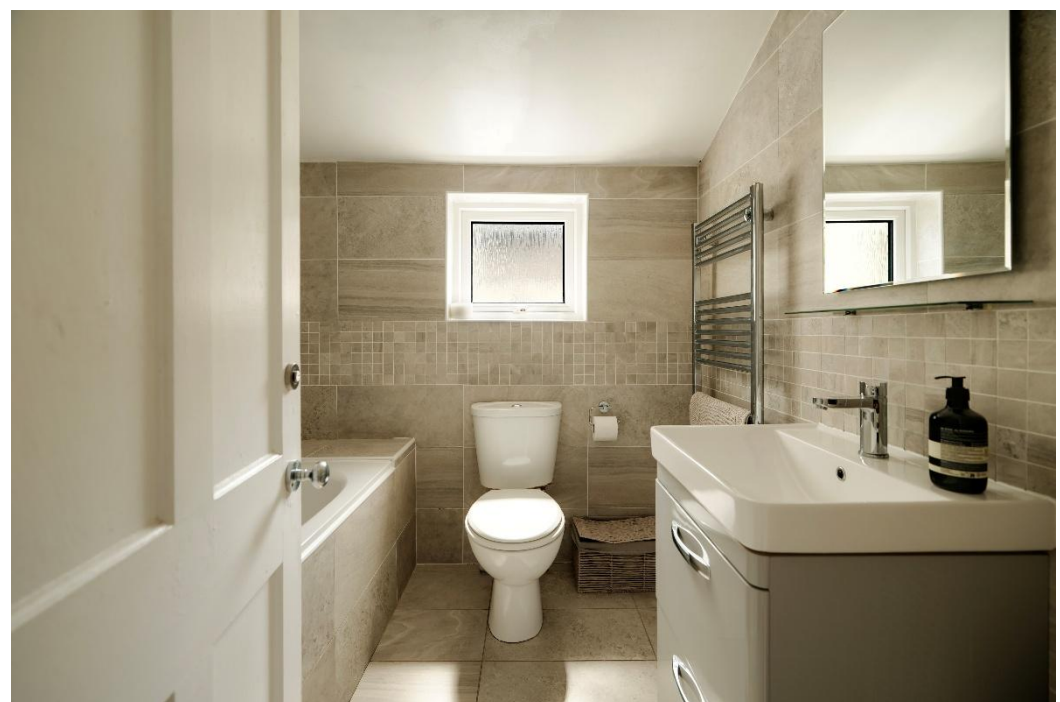
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

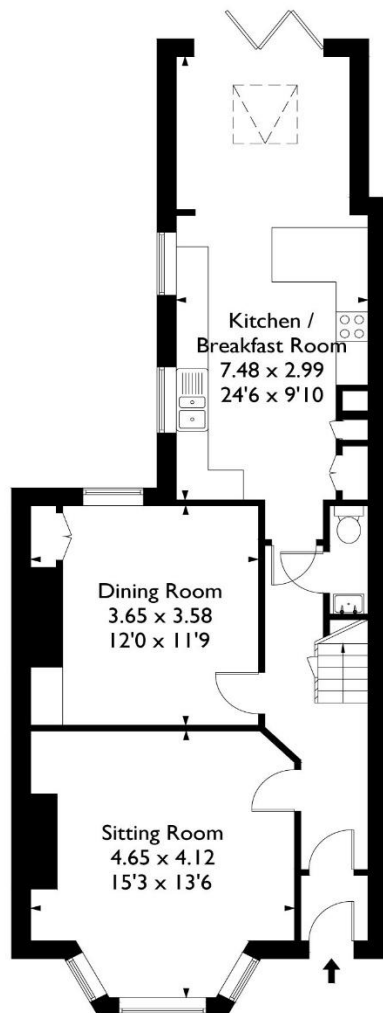
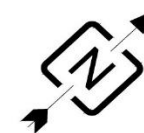
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



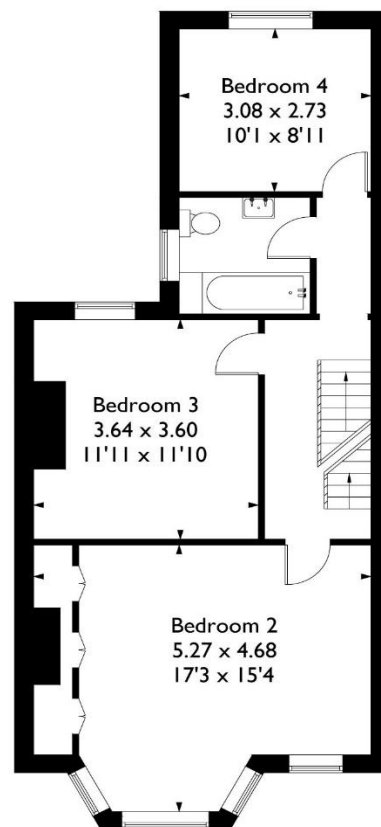


Howard Road, Westbury Park, Bristol BS6 7UX

Approximate Gross Internal Area 148.20 sq m / 1595.0 sq ft



Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0"



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.