



26 Briarwood, Westbury on Trym

Guide Price £800,000

RICHARD  
HARDING



# 26 Briarwood,

Westbury On Trym, Bristol, BS9 3SS

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A superbly located and well maintained 4 bedroom, 2 bathroom (1 bath, 1 shower) with further cloakroom, 2 reception room semi-detached house with off street parking, storage garage and extensive tiered, mature rear gardens with views. Offered with no onward chain.

## Key Features

- Situated on a peaceful cul-de-sac in the heart of BS9 within close proximity of Elmlea School and a short stroll from shops and cafes on Stoke Lane. Canford Park and Durdham Downs are also within easy reach as are bus connections to central areas.
- Currently arranged over two storeys with much potential, nearby houses on this street have been extended into the loft and below the terrace to create very large 5 bedroom four storey houses.
- Modern boiler and double glazed throughout.
- Modern triple aspect kitchen and 2 bathrooms.
- Extensive circa 30m x 10m (99'0" x 32'10") tiered rear garden with integrated irrigation system and excellent leafy views.
- Offered to the market with a complete chain.





## GROUND FLOOR

**APPROACH:** the property is approached over paved driveway up a short flight of three steps with cast iron handrails to obscured upvc double-glazed door, opening to:-

**VESTIBULE:** short vestibule with built-in shelving to one side and wall hung cabinet with space for shoes. Internal obscured glazed panelled windows and door opens to:-

**HALLWAY:** a wide entrance hallway with wood effect flooring with four doors from this level to ground floor rooms, radiator to side, picture rail. Straight staircase to first floor landing.

**UNDERSTAIRS STORAGE:** cupboard housing gas meter, plastic electric consumer unit with modern trip switches and lighting.

**KITCHEN/BREAKFAST ROOM: (18'7" x 7'11") (5.67m x 2.42m)** triple aspect kitchen with three windows to side and rear elevations with far reaching views and over the rear garden with further double-glazed pedestrian door to side elevation leading onto the garden. Fully fitted kitchen installed approx. 2020 with square edged stone worksurfaces with upstand and matching sill with integrated drainer into 1 1/3 composite sink with swan neck mixer tap and matching work surfaces on opposing wall. Eye and floor level kitchen units. All matching Neff integrated appliances which include double oven, extractor hob, 4-ring halogen hob, full sized dishwasher and fridge/freezer. Tiled flooring throughout, radiator, space for dining table and internal door through to:-

**BOILER CUPBOARD:** terracotta floor with radiator, wall mounted Worcester green star 34 CDI classic combi-boiler and space for clothes airing.

**SITTING ROOM: (18'1" x 13'4") (5.50m x 4.06m)** upvc double glazed square bay to front elevation with pleasant street scene views, with picture rail, stone fireplace surround with gas fire and built in cabinets and shelving flanking both sides of the chimney breast.

**DINING ROOM: (15'0" x 12'4") (4.57m x 3.76m)** double glazed sliding patio doors open directly onto rear garden with radiator on opposing wall. Disused service hatch (now opens to the back of kitchen cupboard), fireplace recess on opposing wall with built in gas fire imitation wood burner with built in cabinets and shelving to one side of the chimney breast.

**SHOWER ROOM/WC:** ground floor shower room with walk-in shower cubicle, mains fed shower with tiled enclosure extending to fully tiled walls, pedestal handbasin with fixed wall mirror, close coupled WC, tiled flooring, heated towel rail with ceiling extractor fan. This room is built into part of the garage and could be removed if one requires a car sized garage.



## FIRST FLOOR

**LANDING:** double-glazed window to rear elevation with far reaching views with a tiled sill, straight staircase rises to a generally L-shaped landing, picture rail, large loft hatch with dropdown ladder integrated into the hatch and 6 doors leading from the landing.

**BEDROOM 1: (18'2" x 13'0") (5.53m x 3.97m)** upvc double glazed windows into square window bay to front elevation with pleasant street scene views and views of countryside beyond, picture rail, pair of wardrobes which are double and integrated on both sides of the central dressing table with wall hung mirrored medicine cabinet and single radiator.

**BEDROOM 2: (15'0" x 14'1") (4.57m x 4.28m)** upvc double glazed window to rear elevation with excellent views over the garden and wooded views beyond with extensive built in desk space along the external wall with seating and drawers below and three built in wardrobes, two singles and one double. Wall hung mirrored medicine cabinet, picture rail and radiator on opposing wall.

**BEDROOM 3: (12'11" x 8'11") (3.94m x 2.73m)** upvc double glazed window to front elevation with pleasant street scene views, tongue & groove panelling to half wall height along the external wall, built in shelving and radiator.

**BEDROOM 4: (9'10" x 7'5") (3.00m x 2.27m)** upvc double glazed window to front elevation with tongue & groove panelling below, built-in single bedframe, radiator and built in wardrobe.

**BATHROOM/WC:** obscured upvc double glazed windows to rear elevation, tiled walls to halfway height, acrylic bath with mixer tap with shower hose attachment, hand basin set into vanity unit with cupboard below, mixer tap and WC with concealed cistern. Wall hung mirrored medicine cabinet, shaving point, towel rail and further heated towel rail.

**CLOAKROOM/WC:** separate cloakroom, providing a second toilet on the first floor with obscured metal framed double glazed window to side elevation, WC, fully tiled walls and floor, and a radiator.



## OUTSIDE

**FRONT DRIVEWAY:** a paved front driveway with parking for two vehicles with bedded border to one side and outside lighting.

**REAR GARDEN:** (very approx.. 99'0" x 32'10") (30m x 10m) immediately abutting the rear is a raised, block paved terrace with outside lighting, water supply, iron railings and further decked platform to side at the same level which provides an excellent vista over the lower part of the garden. A short flight of steps transitions to the middle section, which is dominated by the level central lawn, well stocked borders with the central area flanked by two flights of steps which lower to a further half-landing seating area before arriving at the lowest part of the garden which is more shaded with substantial oak trees and sycamore which provide a cooler area if required. The lower section is half laid to lawn with a stone chipped area under the trees, paved area suitable for barbeques etc. with timber shed and a further screened area currently largely used as a compost area. An integrated irrigation system is in place, serving most of the garden with the exception of the upper tier.

**GARAGE:** (17'7" x 8'11") (5.36m x 2.73m) storage garage, brick-built garage with double opening doors, concrete hardstanding, power, lighting, obscured upvc double glazed window to side elevation and further rear pedestrian access. Formerly a full-sized garage, it is now a general 'L-shape' with the addition of the ground floor shower room.

## 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: E

### 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		
69-80	C		77 C
55-68	D	63 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.



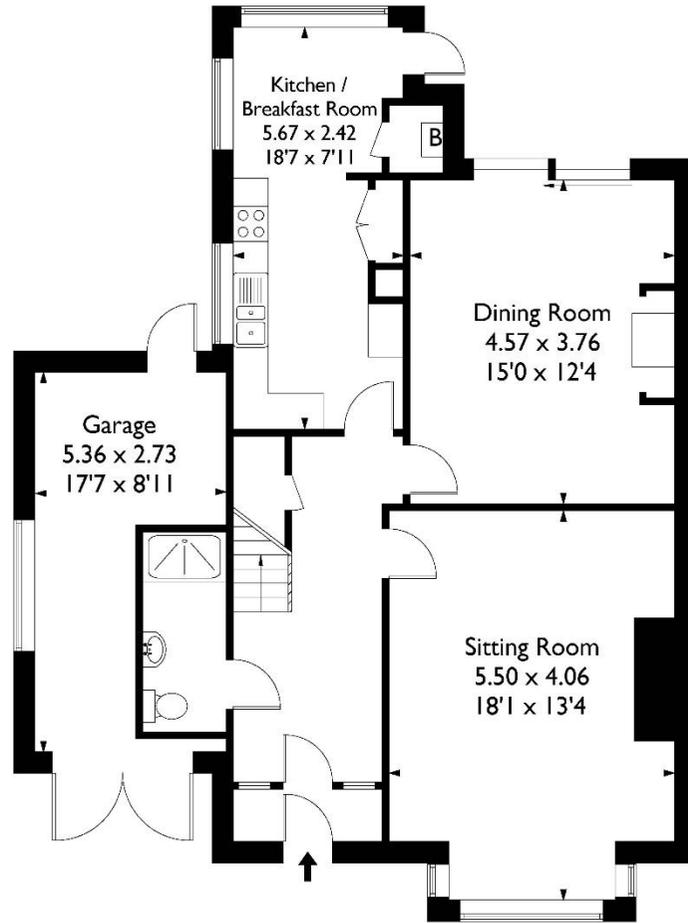


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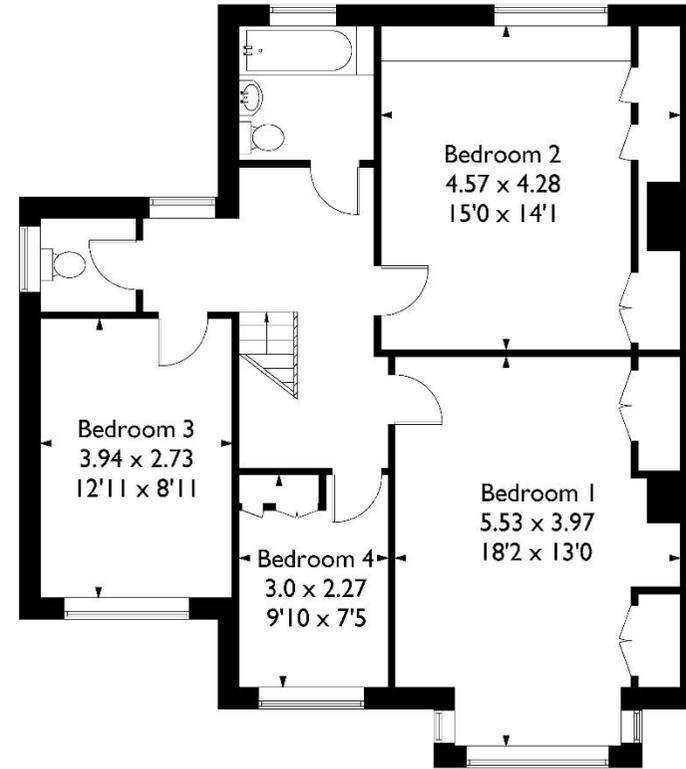
Approximate Gross Internal Area 145.9 sq m / 1571.3 sq ft

Garage Area 10.2 sq m / 109.4 sq ft

Total Area 156.1 sq m / 1680.7 sq ft



Ground Floor



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.