



3 Florence Park, Westbury Park  
Guide Price £1,100,000

RICHARD  
HARDING



# 3 Florence Park,

Westbury Park, Bristol, BS6 7LS

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Enjoyed by the current owners for over 25 years, this engaging and characterful 5 double bedroom, 2 reception room period semi-detached house is situated on one of Westbury Park's most sought after roads.

## Key Features

- Enjoying a magnificent 50ft x 27ft south westerly facing rear garden, full of plant life with attractive period boundary walls.
- Situated on one of Westbury Park's most attractive tree-lined road within just 200 metres of Westbury Park School and 750 metres of Redland Green School, as well as being handy for the local shops, cafes of Coldharbour Road and North View. Waitrose supermarket, Blackboy Hill/Whiteladies Road and the green opens spaces of Redland Green Park and the Downs are also nearby as well as bus connections to central areas of Bristol.
- **Ground Floor:** entrance vestibule flows through into an entrance hallway with original staircase and understairs storage cupboard, bay fronted sitting room with open fire and sash windows, reception 2 (currently an art studio)/utility with adjoining garden store with access to the rear garden, separate kitchen/dining room, also accessing the rear garden
- **First Floor:** split landing, impressive principal double bedroom, bedroom 2, bedroom 3 and family bathroom/wc.
- **Second Floor:** generous landing, two further double bedrooms, a cloakroom/wc and attic storage room.
- Offered with no onward chain, this wonderful large period home retains plenty of character and features whilst enjoying a glorious sunny rear garden.





## GROUND FLOOR

**APPROACH:** via period front boundary wall, pathway with a few steps leading up beside the front garden towards the attractive covered entrance and main front door to the house.

**ENTRANCE VESTIBULE:** an original tessellated tiled floor, high ceiling with ceiling corning, built in sideboard and part glazed door leading through into the main entrance hallway.

**ENTRANCE HALLWAY:** high ceiling with original corning and picture rail, high level meter cupboard, staircase rising to first floor landing, wood flooring, understairs cupboard and stairs leading off to the sitting room, kitchen/breakfast room and reception 2/utility (currently used as an artist studio).

**SITTING ROOM:** (front) (16'4" x 14'8") (4.97m x 4.47m) a period cast iron fireplace with open fire and original surround, radiator and bookcases to chimney recesses.

**RECEPTION 2/UTILITY:** (19'3" x 11'0" max into chimney recess) (5.87m x 3.35m) currently used as an artist studio and utility space with high ceiling, sash window to side, built in shelving and dresser unit. Range of base level kitchen units with wood block worktop over and inset sink and drainer with plumbing and appliance space for washing machine. Wall mounted Vaillant gas central heating boiler, radiator and part glazed door through to a storage room (11'4" x 5'0") (3.45m x 1.52m) with French doors leading out onto the sunny south westerly facing rear garden and offering potential to become a utility space.

**KITCHEN/DINING ROOM:** (14'7" x 12'9") (4.45m x 3.89m) a sunny kitchen with ceiling coving and picture rail. A range of free standing kitchen units comprising base and eye level cupboards with wood block worktop over, a sink unit and drainer unit. inset ceramic hob with Neff stainless steel oven beneath, appliance space for a fridge/freezer, a small dining table and chairs, wood flooring, period fireplace, radiator, built in corner cupboard and sash window to rear with part glazed door beside providing outlook and access onto the sunny rear garden.

## FIRST FLOOR

**LANDING:** a split landing with doors off to bedroom 1 and bedroom 2 at the front with a staircase ascending to the second floor and to the rear there are doors off to bedroom 3 and family bathroom/wc.

**BEDROOM 1:** (front) (19'10" max into chimney recess x 16'4" max into bay) (6.04m x 4.97m) an impressive large principal bedroom spanning the width of the house with high ceiling, ceiling corning and picture rail. Bay to front comprising four sash windows with a further sash window to side, exposed stripped floorboards, an attractive period fireplace and a radiator.

**BEDROOM 2:** (rear) (14'6" x 12'11" max into chimney recess) (4.43m x 3.94m) a generous double bedroom with high ceiling, ceiling corning, picture rail, radiator, exposed stripped floorboards and two sash windows to rear overlooking rear and neighbouring gardens.

**BEDROOM 3:** (rear) (11'0" max into chimney recess x 10'8") (3.35m x 3.26m) a smaller double bedroom with exposed floorboards, radiator, sash window to rear offering a lovely leafy outlook over the rear and neighbouring gardens.

**FAMILY BATHROOM/WC:** a white suite comprising panelled bath with mixer taps and shower attachment, low level wc, pedestal wash basin, corner storage/airing cupboard, exposed floorboards, radiator and window to side.

## SECOND FLOOR

**LANDING:** a spacious landing with exposed stripped floorboards and doors leading off to bedroom 4, bedroom 5 and an internal attic storage room. Further low level door off the mezzanine half landing accessing a cloakroom/wc.

**CLOAKROOM/WC:** low level wc with saniflo, pedestal wash basin and Velux skylight window beside.

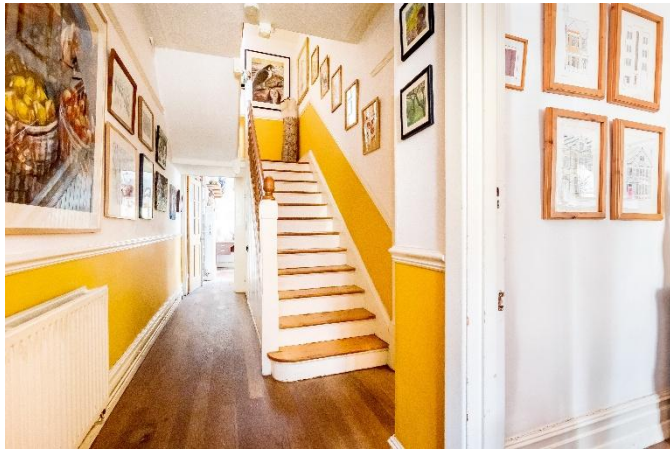
**BEDROOM 4:** (front) (14'0" x 11'1" max taken below sloped ceiling) (4.27m x 3.38m) a double bedroom with exposed floorboards, radiator and two sash windows to front.

**BEDROOM 5:** (rear) (15'2" x 11'1" max taken below sloped ceiling) (4.62m x 3.38m) a double bedroom with built in storage cabinet, exposed stripped floorboards, radiator and sash window to rear giving a lovely open leafy outlook.

## OUTSIDE

**FRONT GARDEN:** an attractive walled front garden with mature bay tree, various shrubs and pathway leading up to the front door to the house.





**REAR GARDEN:** (approx. 50ft x 22ft + an additional side return courtyard 24ft x 10ft max) (15.24m x 6.71m + 7.32m x 3.05m) a glorious south westerly facing rear garden mainly laid to lawn with established deep well stocked flower borders, various plants and trees with Edwardian walled boundaries, a beautiful mature silver birch tree and a side return courtyard offering a sheltered seating space and potential for further expansion of the property (subject to necessary consents) as well as handy gated side access to the shared side access lane.

- 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.

## **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: F

### **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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 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.**





# Florence Park, Westbury Park, Bristol BS6 7LS

Approximate Gross Internal Area 204.1 sq m / 2196.6 sq ft



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.