



42 Florence Park, Westbury Park

Guide Price £815,000

RICHARD
HARDING



42 Florence Park,

Westbury Park, Bristol, BS6 7LR

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A welcoming and well-arranged 3 double bedroom, 2/3 reception room family home situated on one of Westbury Park's most sought after tree-lined roads, close to excellent schools, parks and amenities.

Key Features

- **Prime location**, situated on an incredibly desirable tree-lined road within just 150 metres of Westbury Park School and circa 820 metres of Redland Green School, as well as being nearby the green open spaces of Redland Green Park and Durdham Downs, bus connections to central areas and excellent local shops, cafes and Waitrose supermarket.
- **Ground Floor:** attractive covered veranda with main front door leading into a wide welcoming entrance hallway, sitting room leads through to reception 2/family room, which also connects through to the kitchen/breakfast room. Utility room and ground floor wet room/wc plus garden studio/hobby room (accessed from the rear garden).
- **First Floor:** landing, three good sized bedrooms and a large family bathroom, as well as loft hatch accessing a generous loft space with potential for conversion (subject to any necessary consents).
- **Outside:** pretty front garden and peaceful rear garden with access to garden studio/hobby space, undercroft cellar storage and handy gated access to a vehicular width rear access lane.
- **An attractive family home in a peaceful position, offering comfortable accommodation with further exciting scope for additional upgrading and improvement, if required.**





GROUND FLOOR

APPROACH: via central garden gate and block paved pathway leading to the attractive covered veranda and main front door to the property.

RECEPTION HALLWAY: (16'0" x 9'1") (4.88m x 2.77m) an incredibly wide and welcoming entrance hallway with lovely original staircase rising to first floor landing, understairs storage cupboard, double glazed windows to the front providing plenty of natural light through the entrance, high ceilings with original ceiling cornicing, parquet style wood flooring, low level meter cupboard housing meters and modern fuse box for electrics. Doors lead off to sitting room and kitchen/breakfast room.

SITTING ROOM: (front) (16'1" max into bay x 15'3" max into chimney recess) (4.90m x 4.65m) a comfortable sitting room with high ceilings, ceiling coving and picture rail, plenty of natural light provided by the two sets of double glazed windows to front, feature fireplace, double doors leading through to:-

DINING ROOM/RECEPTION 2: (15'3" x 12'3" max into chimney recess) (4.66m x 3.73m) high ceilings with original ceiling cornicing, picture rail, feature fireplace, built-in storage cupboards to chimney recesses, laminated wood flooring, floor vents for the warm air central heating system, double glazed windows to rear. Arched wall opening through to:-

KITCHEN/BREAKFAST ROOM: (15'3" max into recess x 12'0") (4.66m x 3.67m) a basic fitted kitchen comprising base and eye level cupboards and drawers with roll edged laminated worktops, inset stainless steel sink and drainer unit, stainless steel electric oven, 4 ring gas hob with chimney hood over, wood laminated flooring. Door accessing recessed boiler cupboard housing the gas fired warm air central heating boiler. Wall opening connecting through to:-

UTILITY ROOM: (8'0" x 7'3") (2.45m x 2.20m) a continuation of the same base and eye level units in the kitchen with roll edged worktop and inset bowl style sink, integrated dishwasher, built-in open shelving, door accessing:-

WET ROOM/WC: (7'1" x 4'6") (2.16m x 1.37m) a wet room with low level wc, wall mounted wash basin, shower area with central drain, extractor fan, heated towel rail, small window to rear, underfloor heating.



FIRST FLOOR

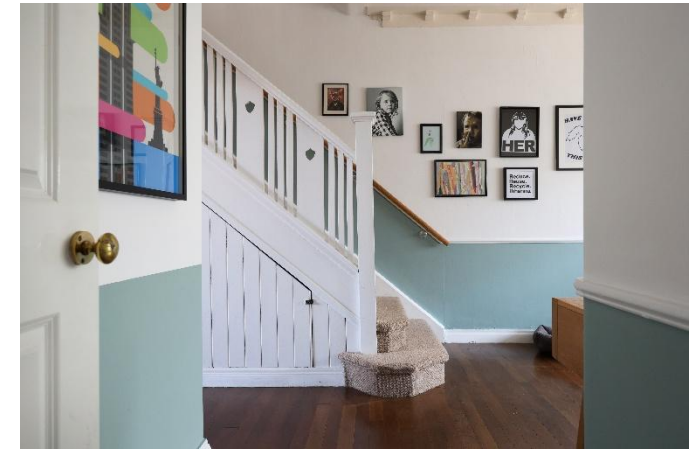
LANDING: a spacious landing with corner airing cupboard containing a water tank. Doors lead off to all three double bedrooms and the bathroom.

BEDROOM 1: (front) (15'3" max into chimney recess x 11'10") (4.66m x 3.61m) a double bedroom with two sets of double glazed windows to front, built-in wardrobes to chimney recess, picture rail, electric storage heater.

BEDROOM 2: (rear) (15'4" x 12'10" max into chimney recess) (4.68m x 3.92m) a double bedroom with double glazed windows to rear overlooking the rear and neighbouring gardens, built-in wardrobes, wood laminated flooring, picture rail. Door providing a separate entrance into the family bathroom (allowing it to either be used as a family bathroom or en-suite).

BEDROOM 3: (11'0" x 9'1") (3.36m x 2.76m) a smaller double bedroom with high ceilings, picture rail. Loft hatch accessing a large loft space, offering potential for conversion subject to any necessary consents. Corner cupboard, electric storage heater, double glazed window to front.

FAMILY BATHROOM/WC: (10'9" x 8'3") (3.28m x 2.51m) a good sized bathroom with panelled bath, wet room shower area, low level wc, wall mounted wash basin, double glazed window to rear, heated towel rail, extractor fan, inset spotlights, tiled walls, underfloor heating.



OUTSIDE

FRONT GARDEN: pretty front garden with fenced boundaries, central garden gate, block paved pathway leading through to the covered veranda and front door to the property, deep flower borders containing various shrubs and a cherry tree.

REAR GARDEN: (approx. 25ft x 25ft) (7.62m x 7.62m) raised decked area with steps down into a level and incredibly peaceful rear garden mainly laid to block paving with raised flower borders and bench seating. To the bottom of the garden there is a pergola with wisteria over. Garden gate to the rear accesses an incredibly useful vehicular width rear access lane, perfect for bicycle access etc. Closer to the property there are doors accessing the undercroft cellar storage and garden room.

GARDEN ROOM: (14'2" x 8'1") (4.31m x 2.47m) a useful additional space, perfect for a hobby room or home office, with electric storage heater, built-in shelving, desk and double glazed window overlooking 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: 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 | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |

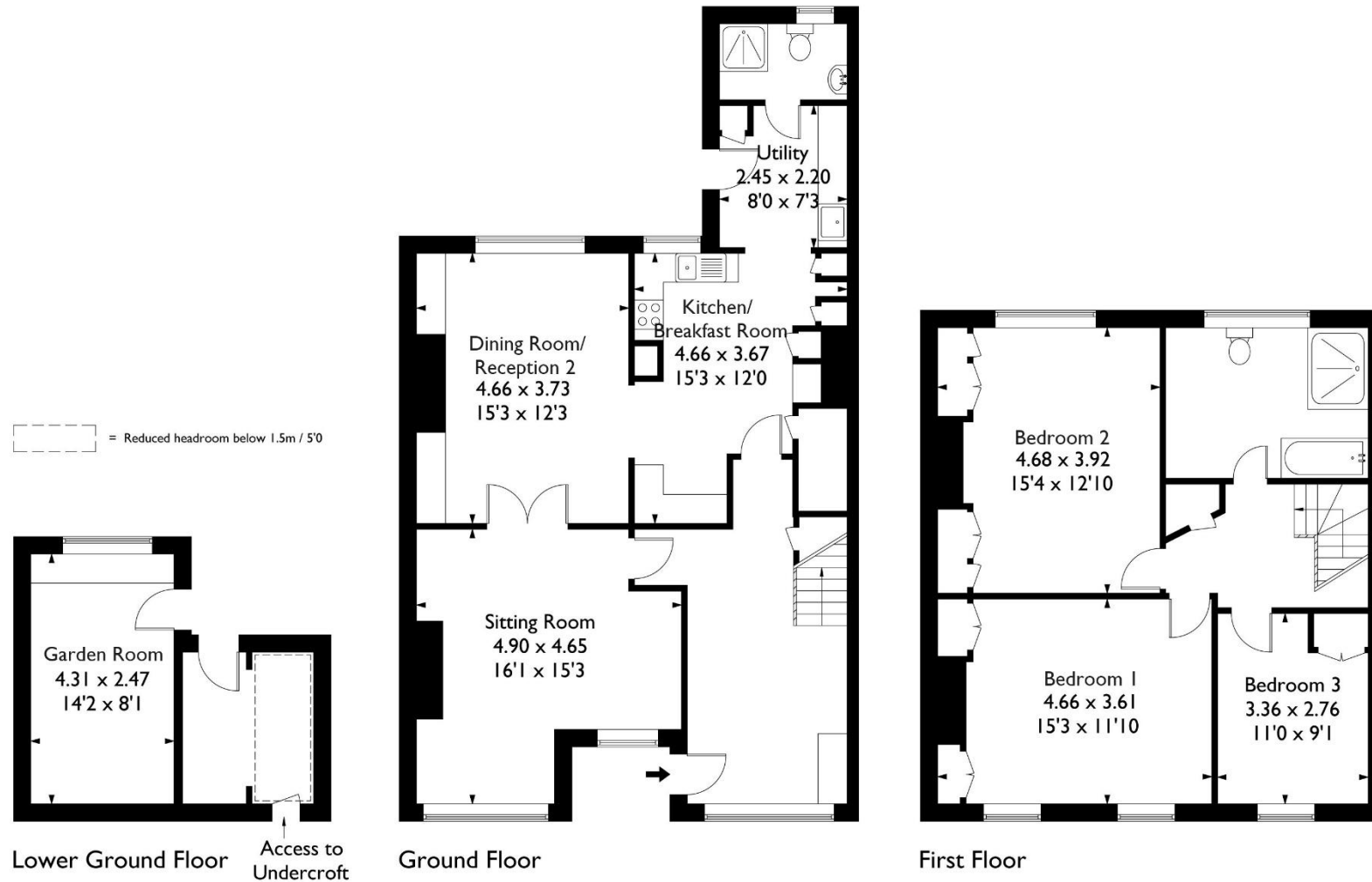
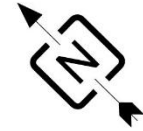
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Florence Park, Westbury Park, Bristol BS6 7LR

Approximate Gross Internal Area 157.80 sq m / 1698.10 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.