



17 St Albans Road, Westbury Park

Guide Price £900,000

RICHARD
HARDING



A spacious and well-presented 5 bedroom Edwardian period family home of circa 1,800 sq.ft., situated on a popular and peaceful road in the heart of Westbury Park, having a lovely south-west facing rear garden and sociable kitchen/breakfast family room, located just 240 metres of Westbury Park Primary and within 690 metres of Redland Green Secondary School.

Key Features

- Highly-prized family neighbourhood, which is extremely convenient and easy for nearby schools, local shops on Coldharbour Road, North View and Henleaze, with Waitrose Supermarket located at the end of the road.
- **Ground Floor:** entrance vestibule, reception hall, bay fronted sitting room, separate dining room/reception 2, social kitchen/breakfast/family room cloakroom/wc.
- **First Floor:** split level landing, bedroom 1 with en-suite shower room, bedroom 2, bedroom 3 and family bathroom/wc.
- **Second Floor:** part galleried landing, bedroom 4 and bedroom 5.
- **Outside:** low maintenance front courtyard, charming sunny rear garden laid to lawn and decking.





GROUND FLOOR

APPROACH: from the pavement, a dwarf brick wall with paved courtyard leads to the front entrance door. Solid wood panelled door with brass door furniture and stained glass fanlight opens to:-

ENTRANCE VESTIBULE: ceiling light point, simple moulded cornicing, dado rail, tall moulded skirting boards, period tiled flooring, part glazed wooden door with overlight opening to:-

RECEPTION HALL: two ceiling light points, simple cornicing, radiator, understairs storage cupboard, stripped wooden flooring, staircase ascending to first floor landing. Doors leading to:-

SITTING ROOM: (15'7" x 13'0") (4.75m x 3.96m) elegant bay fronted sitting room with four sash windows overlooking the front courtyard. Tall ceilings, ceiling rose with light point, simple moulded cornicing, picture rail, cast iron open fireplace with painted wooden surround and marble hearth. Built-in shelving to either side of chimney breast. Radiator, stripped wooden flooring, tall moulded skirting boards.

DINING ROOM/ RECEPTION ROOM 2: (13'11" x 10'10") (4.25m x 3.30m) tall ceilings with ceiling light point, ceiling rose, coving, picture rail, radiator, stripped wooden flooring, tall moulded skirting boards, double glazed French doors leading out on to:-

Inner courtyard: small decked inner courtyard with outside light and water tap.

CLOAKROOM/WC: a white suite comprising low level wc, wall mounted wash hand basin, tiled splashback ceiling light point, ceiling access hatch, double glazed window to side elevation, radiator, moulded skirting boards, stripped wooden flooring.

KITCHEN/BREAKFAST/FAMILY ROOM: (17'3" x 16'9") (5.25m x 5.11m) measured as one but described separately as follows:-

Kitchen: fitted with a matching range of wall, base and drawer units with roll edged worktop over and inset stainless steel sink and mixer tap. Appliance space for electric oven with extractor fan over. Integrated dishwasher and fridge. Ceiling light point, double glazed window to side elevation, cornicing, radiator, tiled flooring leading through to:-

Breakfast/Family Area: ample space for dining furniture and sofa. Utility area with worktop, space for upright fridge/freezer, plumbing and appliance space for washing machine. Double glazed window overlooking the rear garden plus large ceiling skylight. Built-in pantry cupboard. Ceiling light points plus downlights, cornicing, picture rail, tiled flooring throughout, moulded skirting boards, large double French doors leading out to private rear garden.

FIRST FLOOR

LANDING: split level landing, ceiling light point and downlights, turning staircase ascending to the second floor, moulded skirting boards, doors leading to:-

BEDROOM 1: (17'3" x 15'6") (5.26m x 4.72m) a large double bedroom with ceiling light point, cornicing, bespoke fitted wardrobes to either side of chimney breast, feature cast iron fireplace, radiator, moulded skirting boards, large bay to front elevation comprising four period sash windows. Door opening to:-

En-suite Shower Room/wc: low level wc, wash hand basin set on vanity unit, corner shower enclosure with waterfall shower plus separate handheld attachment, inset ceiling downlights, extractor, sash window to front elevation, wall mounted chrome towel radiator, tiled surround, tiled flooring.

BEDROOM 2: (13'9" x 10'10") (4.20m x 3.30m) a generous double bedroom with ceiling light point, double glazed sash window overlooking the rear elevation, dado rail, radiator, tall moulded skirting boards.

BEDROOM 3: (10'10" x 10'9") (3.31m x 3.27m) a double bedroom with ceiling light point, double glazed sash window overlooking the rear garden, radiator, moulded skirting boards.

BATHROOM/WC: a modern white suite comprising low level wc, claw-footed bath with handheld shower over, separate corner shower enclosure with system-fed shower, dual sinks set on vanity unit with useful storage beneath, ceiling light point, wall light point, obscured double glazed window to side elevation, tiled surrounds, cast iron style radiator, tiled flooring, built-in cupboard housing combi-boiler.

SECOND FLOOR

PART GALLERIED LANDING: ceiling light point, Velux skylight, space for storage, moulded skirting boards, doors to:-





BEDROOM 4: (17'3" x 9'11") (5.25m x 3.03m) large dormer window to front elevation with double glazed window, inset ceiling downlights, radiator, tall moulded skirting boards.

BEDROOM 5: (10'10" x 9'1") (3.30m x 2.77m) inset ceiling downlights, loft access hatch, Velux skylight, access to eaves storage, radiator, moulded skirting boards.

OUTSIDE

FRONT GARDEN: laid to paving with dwarf boundary wall, wooden storage enclosure, space for recycling, a variety of mature shrubs and plants to the borders.

REAR GARDEN: (35'11" x 17'2") (10.94m x 5.23m) a stunning south facing rear garden with wooden decked area accessed directly from the kitchen/breakfast family room. Wooden sleepers to the borders, two steps leading up on to a level lawned area with paved pathway, wooden garden shed, barbecuing area, mature shrubs to borders, outside water tap. Enclosed by brick and lattice fencing to the borders. There is a rear access gate (currently fenced off) which could be reinstated if needed.

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.
- 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.



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





No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision relating upon them.
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.

