



54 Berkeley Road, Westbury Park  
Guide Price £780,000

RICHARD  
HARDING



# 54 Berkeley Road,

Westbury Park, Bristol, BS6 7PL

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An inviting and incredibly well-located 3 double bedroom (plus loft room) Victorian family home, situated on a popular side road in Westbury Park, close to The Downs and enjoying a level south-facing rear garden.

## Key Features

- Creative and well-designed layout, maximising the light and space of this attractive period property.
- Wonderful location in the neighbourly community of Westbury Park, with its excellent local shops, cafes, restaurants and amenities, and a short level stroll to Waitrose, the green open spaces of Downs and bus connections to all central areas. Excellent schools are also close by – including Westbury Park Primary within 300m and Redland Green Secondary within 950m, making it a perfect location for families.
- **Ground Floor:** entrance vestibule flows through into entrance hallway with wide wall opening providing a light and airy feel, connecting through to the sitting/dining room. A kitchen and sunroom both access the sunny rear garden.
- **First Floor:** three double bedrooms (one with en-suite) plus family bathroom.
- **Second Floor:** impressive open stairwell ascends an informal and unregulated loft conversion.
- **Outside:** fabulous, level, sunny rear garden with useful, gated pedestrian rear access lane and storage shed.
- A much loved family home in a superb location.





## **GROUND FLOOR**

**APPROACH:** tiled pathway leading through a pretty front courtyard, up to the front door which opens to:-

**ENTRANCE VESTIBULE:** original tessellated tiled floor, high ceilings with ceiling coving, picture rail and door opening to:-

**ENTRANCE HALLWAY:** floor mat, high ceilings with ceiling coving and central ceiling rose, meter cupboard, radiator and staircase rising to the first floor landing with useful understairs storage cupboard. Wide wall opening to:-

**SITTING/DINING ROOM: (30'1" x 12'5") (9.71m x 3.79m)** a generous through reception space with the front sitting area having high ceilings, ceiling coving and light points. Wide bay to the front elevation with double glazed timber framed sash windows and built-in window seat beneath. Contemporary recessed living flame fire set into chimney breast with built-in shelving storage cabinets to the alcove. The dining area also has high ceilings with ceiling light point, coving and picture rail. Built-in bookcasing and storage to the chimney breast alcove, radiator and part glazed door leading through to the sunroom. Further wall opening to the:-

**KITCHEN: (17'0 x 10'3") (5.17m x 3.12m)** a light and airy space with a modern fitted kitchen comprising base and eye level gloss cream units with slim-profile composite worktop over and inset sink unit. Integrated appliances include Neff electric oven and 4 ring gas hob over, tall larder fridge and undercounter freezer, Neff dishwasher. Recessed storage cupboard and further built-in utility cupboard housing Vaillant gas central heating boiler and plumbing and appliance space for washing machine and tumble dryer. Space for breakfast table and chairs. Double glazed French doors to rear accessing the rear garden. Sash window to the side elevation looking into the:-

**SUNROOM: (9'5" x 6'0) (2.86m x 1.84m)** useful space with toughened glass roof, radiator, wall light and double glazed French doors opening out to the garden.

## **FIRST FLOOR**

**LANDING:** impressive open stairwell leads up to the loft conversion on the second floor with useful understairs storage cupboard. Doors opening to:-

**BEDROOM 1: (14'11" x 11'0) (4.55m x 3.36m)** double bedroom with high ceilings and ceiling light point. Wide bay to front elevation comprising four sash windows. Recessed built-in wardrobes, radiator, further storage cupboard and shelving and a door accessing:-

**En-suite Bathroom/WC:** a smart white suite with panelled bath and system-fed shower over, low level wc with concealed cistern, wash basin set into counter with storage cabinet beneath. Heated towel rail and sash window to front elevation.

**BEDROOM 2: (11'3" x 11'0) (3.42m x 3.35m)** double bedroom with built-in storage cupboard, exposed original floorboards, radiator and double glazed sash window to the rear elevation overlooking neighbouring gardens.

**BEDROOM 3: (10'10" x 9'11") (3.31m x 3.02m)** double bedroom with double glazed sash window to rear and radiator.

**BATHROOM/WC:** white suite comprising panelled bath with system-fed shower over, low level wc, wash basin with storage cupboard beneath. Double glazed window to side elevation, tiled walls, heated towel rail.

## **SECOND FLOOR**

**LANDING:** staircase ascends into fabulous loft room currently used as a home office.

**LOFT ROOM: (16'8" x 13'8") (5.09m x 4.17m)** three Velux skylight windows, built-in L-shaped desk with shelving above and storage beneath. Radiator and low level door accessing generous eaves loft storage space.

**It is understood that the loft was converted tens of years ago by a previous owner (an architect) and no building regulation approval is in place and therefore indemnity insurance will be provided.**





## OUTSIDE

**REAR GARDEN:** (23'0 x 17'0) (7.01m x 5.18m) a sunny south-facing rear garden mainly laid to stone paving with raised rendered walled flower borders containing various plants, shrubs and Acer trees. A mature tree sits at the bottom of the garden along with a gate opening out to a pedestrian rear access lane. There is an outdoor tap and garden shed.

## 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

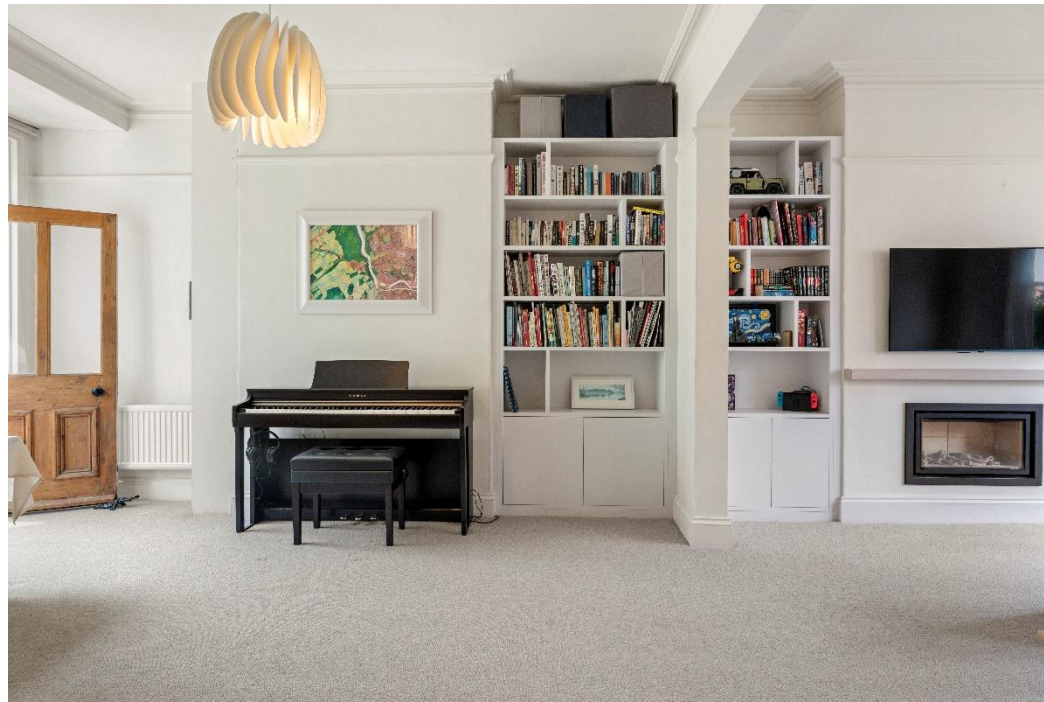
### PLEASE NOTE:

- 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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

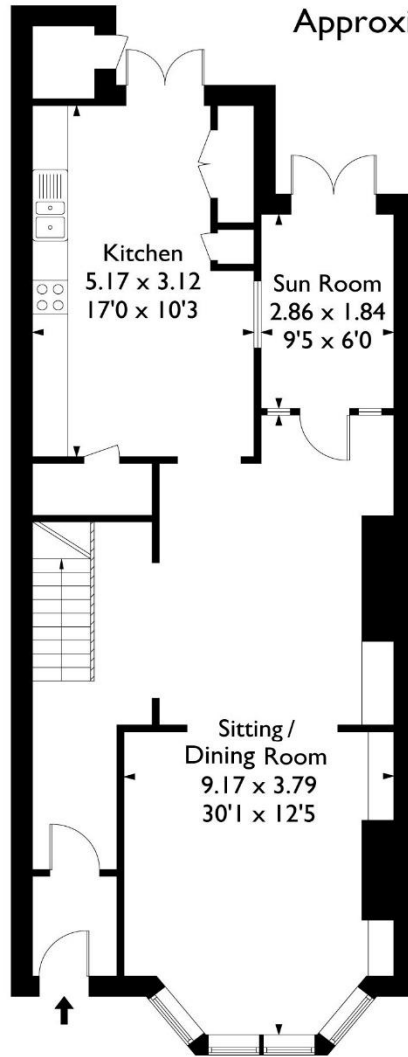
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



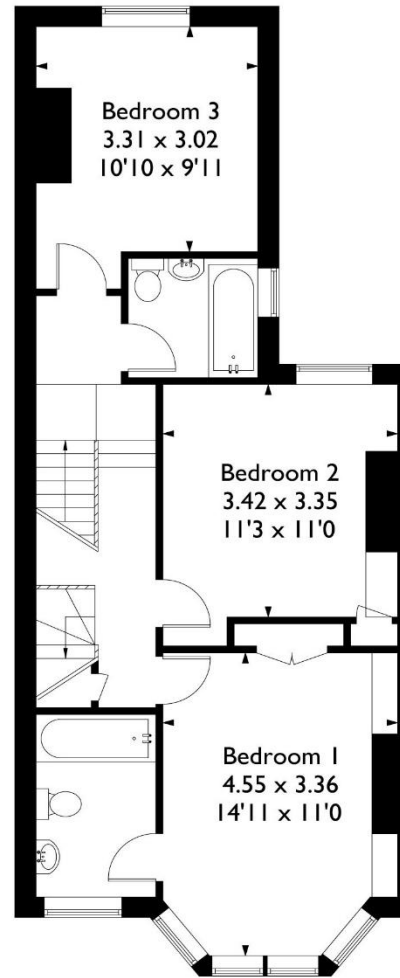


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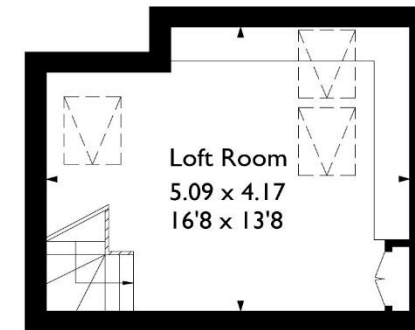
Approximate Gross Internal Area 141.70 sq m / 1525.20 sq ft



Ground Floor



First Floor



Second 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.