



**MAGGS
& ALLEN**

11 RUSSELL GROVE
WESTBURY PARK, BRISTOL, BS6 7UD
£625,000

A three-double-bedroom, 1930s semi-detached home situated on a popular road in Westbury Park, within the Redland Green School APR. Offering tremendous potential, scope to extend and a sizeable, westerly-facing rear garden. This property comes with the added benefit of no onward chain.

Approach

From Russell Grove, an iron gate leads to the front courtyard garden, which is bordered by a dwarf wall and features a range of shrubs and plants. Adjacent, a tarmac path, shared with next door, provides access to the single garage and side gate to the rear garden.

Ground Floor

The property is entered via a useful entrance porch, which in turn leads to the entrance hall; providing access to the staircase, understairs storage and ground floor WC.

The first of the reception rooms is a generous sitting room, with high ceilings, cornicing, a gas corner fireplace and large bay window to front. The rear reception room is similarly well-sized, featuring a fireplace and external door leading to the rear garden.

Towards the rear of the house, you will find an extended kitchen, comprising a range of wall and base mounted units with work surfaces and space for appliances. Two large windows frame the mature gardens, and a side door opens to the side access path.

First Floor

The first floor encompasses three double bedrooms, of which Bedrooms 1 & 2 are large doubles and Bedroom 3 is a small double, but would also make an excellent home office or study.

Completing the first floor is a family shower room, comprising a large shower cubicle, toilet and sink.

Rear Garden

A key feature of this property is its generous rear garden, which is primarily laid to lawn with mature borders shrubs and trees to its borders. The garden enjoys a westerly-facing aspect, allowing for an abundance of sunlight throughout the afternoon and evening.

Location

Westbury Park is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting.

Residents enjoy the community feel with local schools, parks, and amenities within easy reach. Coldharbour Road and North View are nearby and offer an array of shops, cafes, restaurants and other independent business including Little French and Lavender.

Green spaces like Redland Green and Durdham Downs provide opportunities for outdoor activities, contributing to the neighbourhood's appeal. Well-connected to Bristol's city centre, Westbury Park maintains a peaceful residential character while ensuring convenient access to amenities and transportation. It's a sought-after destination for those seeking classic charm, community spirit, and modern convenience.

Schools

Henleaze Junior School - Distance: 0.15 miles

St Bonaventure's Catholic Primary School - Distance: 0.42 miles

Westbury Park School - Distance: 0.43 miles

Bishop Road Primary School - Distance: 0.56 miles

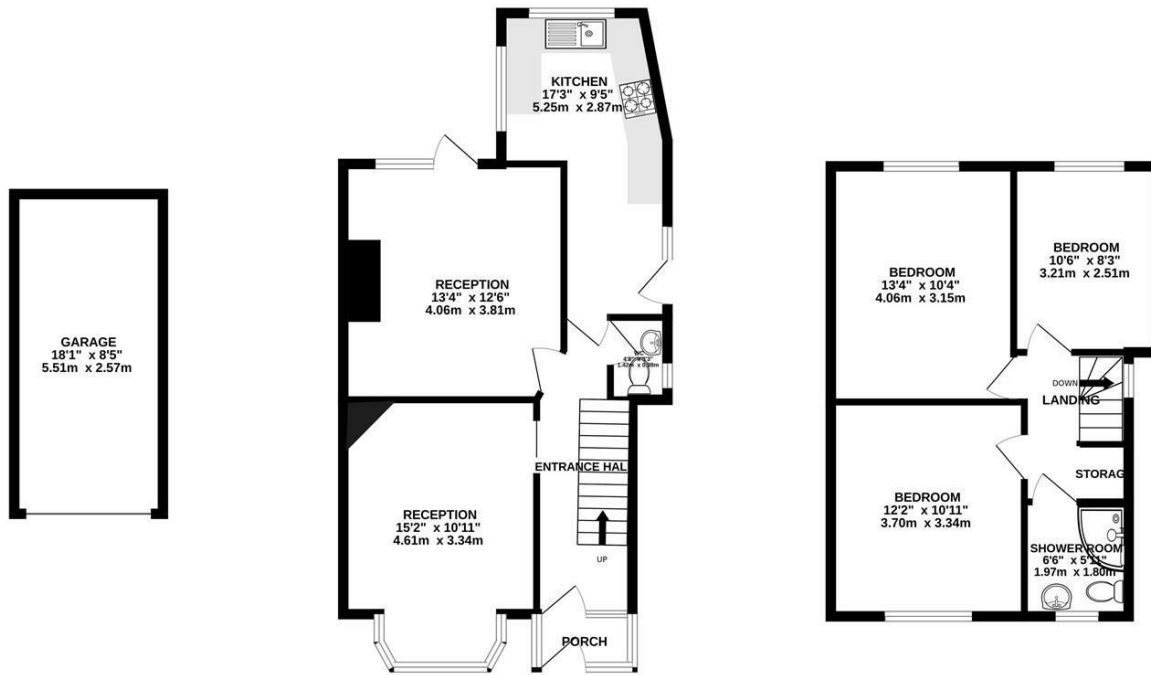
Redmaids' High School - Distance: 0.65 miles



GARAGE
152 sq.ft. (14.2 sq.m.) approx.

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 1930s semi-detached family home
- Three double bedrooms
- Two reception rooms, plus an extended kitchen
- Family shower room and downstairs WC
- Sizeable, westerly-facing rear garden
- Garage and side access
- Fantastic refurbishment potential
- Located within the Redland Green School catchment area
- Offered to the market with no onward chain

Guide Price: £625,000

Tenure: Freehold

Council Tax Band: D

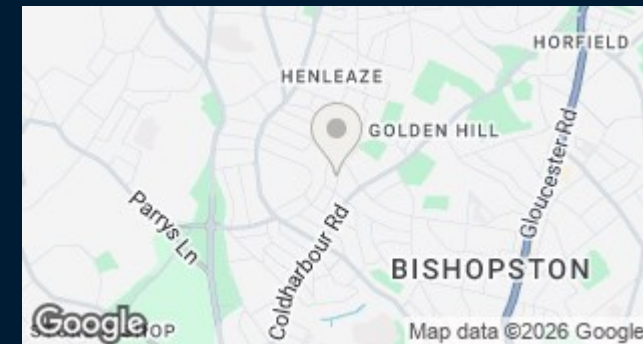
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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