



57 St Albans Road, Westbury Park

Guide Price £985,000

RICHARD  
HARDING



# 57 St Albans Road, Westbury Park, Bristol, BS6 7SG

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An extensively renovated 4 double bedroom (1 with en suite) period family home enjoying a fabulous extended kitchen/dining space with bi-folding doors accessing a south westerly facing rear garden with an insulated garden pod/studio space and handy rear access lane.

## Key Features

- **Comprehensively renovated over the last 7 years by the current owners, including a side return kitchen extension, system fed underfloor heating on the ground floor, a new roof and loft conversion, re-wiring and more.**
- **Superb location on a neighbourly and popular road in Westbury Park, within just 250 metres of the highly regarded Westbury Park Primary School, 800 metres of Redland Green Secondary School, as well as being a short stroll away from excellent local shops and cafes, including Little Shop Pantry, Lavender café, the Westbury Park Tavern, Little French restaurant and Waitrose supermarket. Connections to all central areas, green open spaces of Durdham Downs and Redland Green Park are also within reach.**
- **Ground Floor:** entrance vestibule flowing through to an entrance hallway with generous understairs storage space, bay fronted sitting room, fabulous extended **28ft x 16ft** kitchen/dining living space with glazed side return extension and bi-folding doors to rear with a modern fitted kitchen with large central island, utility room, ground floor wc and access to a sunny rear garden.
- **First Floor:** landing, 3 double bedrooms and a stylish family bathroom/shower/wc.
- **Second Floor:** landing, superb recent loft conversion comprising a principal double bedroom with pocket door accessing a beautiful en suite shower room/wc.
- **Outside:** courtyard front garden with built in secure bicycle storage shed and low maintenance south westerly facing level rear garden, handy gated access onto a vehicular width rear access lane, as well as an insulated garden home office/studio.
- **An attractive, inviting and highly specified period home in a wonderful location for families.**





## GROUND FLOOR

**APPROACH:** via a garden gate and pathway leading up to the main front door of the property. Beside the pathway there is a low maintenance front garden laid to stone chippings with space for recycling and bicycle storage shed.

**ENTRANCE VESTIBULE:** high ceiling with original ceiling cornicing, dado rail, tiled flooring and part glazed door leading through into the main entrance hallway.

**ENTRANCE HALLWAY:** a welcoming entrance hallway with parquet flooring with underfloor heating, original staircase rising to the first floor landing with beautiful understairs storage and understairs recess providing ample space for coats, shoes etc. High ceiling with ceiling coving and cornicing, high level meter cupboard housing fuse box for electrics. Thermostat panel for the underfloor heating. Doors leading off to the sitting room, kitchen/dining room and utility and ground floor wc.

**SITTING ROOM:** (front) (14'10" max into bay window x 13'3" max into chimney recess) (4.52m x 4.05m) an elegant sitting room with wonderful high ceiling, ceiling cornicing and central ceiling rose, sash windows to front, an attractive fireplace with marble surround, slate hearth and inset wood burning stove. Built in low level cupboards to chimney recesses, herringbone parquet flooring with underfloor heating.

**UTILITY ROOM & WC:** (10'9" x 7'0") (3.28m x 2.13m) a smart practical utility space with built in base and eye level units with worktop over and inset 1½ bowl sink and drainer unit. There is plumbing and appliance space for washing machine and dryer, a tall cupboard concealing the pressurised hot water tank for the central heating, high ceiling with inset spotlights. A wc with concealed cistern, tiled floor with underfloor heating.

**KITCHEN/DINING/LIVING SPACE:** (28'9" max into snug area x 16'6" across) (8.76m x 5.03m) a fantastic sociable extended kitchen/dining/living space with impressive side return glazed extension. A modern fitted kitchen comprising base and eye level matt grey units with composite worktop over and inset 1½ bowl sink and drainer unit. There are integrated appliances including Neff eye level ovens, a wine fridge and plumbing and appliance space for American style fridge/freezer, large central island with built in breakfast bar providing ample seating, plenty of space for seating and dining furniture including a recessed snug area, perfect for seating and tv watching. Bi-folding doors to rear providing a seamless access out onto the rear garden. Inset spotlights, herringbone wood flooring with underfloor heating.

## FIRST FLOOR

**LANDING:** doors leading off to bedroom 1, bedroom 3, bedroom 4 and family bathroom/wc, staircase continues up to the second floor. Loft hatch accessing some loft storage space over the rear section of the house.

**BEDROOM 1:** (front) (17'2" max across into chimney recess x 14'9" max into bay) (5.23m x 4.49m) high ceiling with original cornicing, bay window to front comprising four sash windows with further sash window beside, contemporary upright tubular radiator, an attractive period fireplace and built in wardrobes to chimney recesses.

**BEDROOM 3:** (14'6" x 10'10'9") (4.41m x 3.28m) a double bedroom with an attractive period fireplace, high ceiling with ceiling coving, radiator and double glazed sliding sash style window to rear.

**BEDROOM 4:** (rear) (11'2" x 10'11") (3.42m x 3.32m) a double bedroom with high ceiling with ceiling coving and double glazed sliding sash style window to rear, overlooking the rear garden.

**BATHROOM/SHOWER/WC:** a smart family bathroom with a double ended bath, a walk in wet room style shower, bowl sink set into a counter with a storage drawer beneath, low level wc with concealed cistern, heated towel rail, inset spotlights, extractor fan, Velux skylight window and further double glazed sliding sash style window to side.

## SECOND FLOOR

A recently finished loft conversion with a principal double bedroom and en suite.

**LANDING:** double glazed window to rear and door accessing bedroom 2.

**BEDROOM 2:** (16'4" max into recess x 15'6" max taken below sloped ceiling) (4.97m x 4.72m) a fabulous new loft converted bedroom with two large Velux skylight windows to front, inset spotlights and eaves loft storage space, radiator and sliding pocket door accessing a smart en suite shower room.

**En Suite Shower Room/wc:** a large en suite shower room with a walk-in shower enclosure with system fed shower, low level wc with concealed cistern, wall mounted wash basin with tiled splashbacks, double glazed sash style windows to rear, shaver point, heated towel rail, as well as a recessed storage cupboard.





## OUTSIDE

**FRONT GARDEN:** a courtyard low maintenance front garden mainly laid to slate chippings with low level boundary wall to front and hedgerow providing privacy. There is a hardstanding for bin and recycling storage as well as a built in bike storage shed.

**REAR GARDEN:** (approx. **32ft x 17ft** inclusive of insulated garden studio) (**9.75m x 5.18m**) a tastefully landscaped south westerly facing level rear garden enjoying all of the day's sunshine, paved seating area closest to the kitchen/dining room with a step up onto an artificial lawned section framed with boundary walls. There is a handy gated access to a vehicular width rear access lane and bi-folding doors accessing the insulated home office/garden studio.

**GARDEN STUDIO:** (**11'1" x 7'1"**) (**3.39m x 2.15m**) a perfect home office or hobby space with insulation acoustic wall, bi-folding door with integrated blinds and base and eye level units with inset sink and space for fridge, underfloor heating and inset spotlights.

## 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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

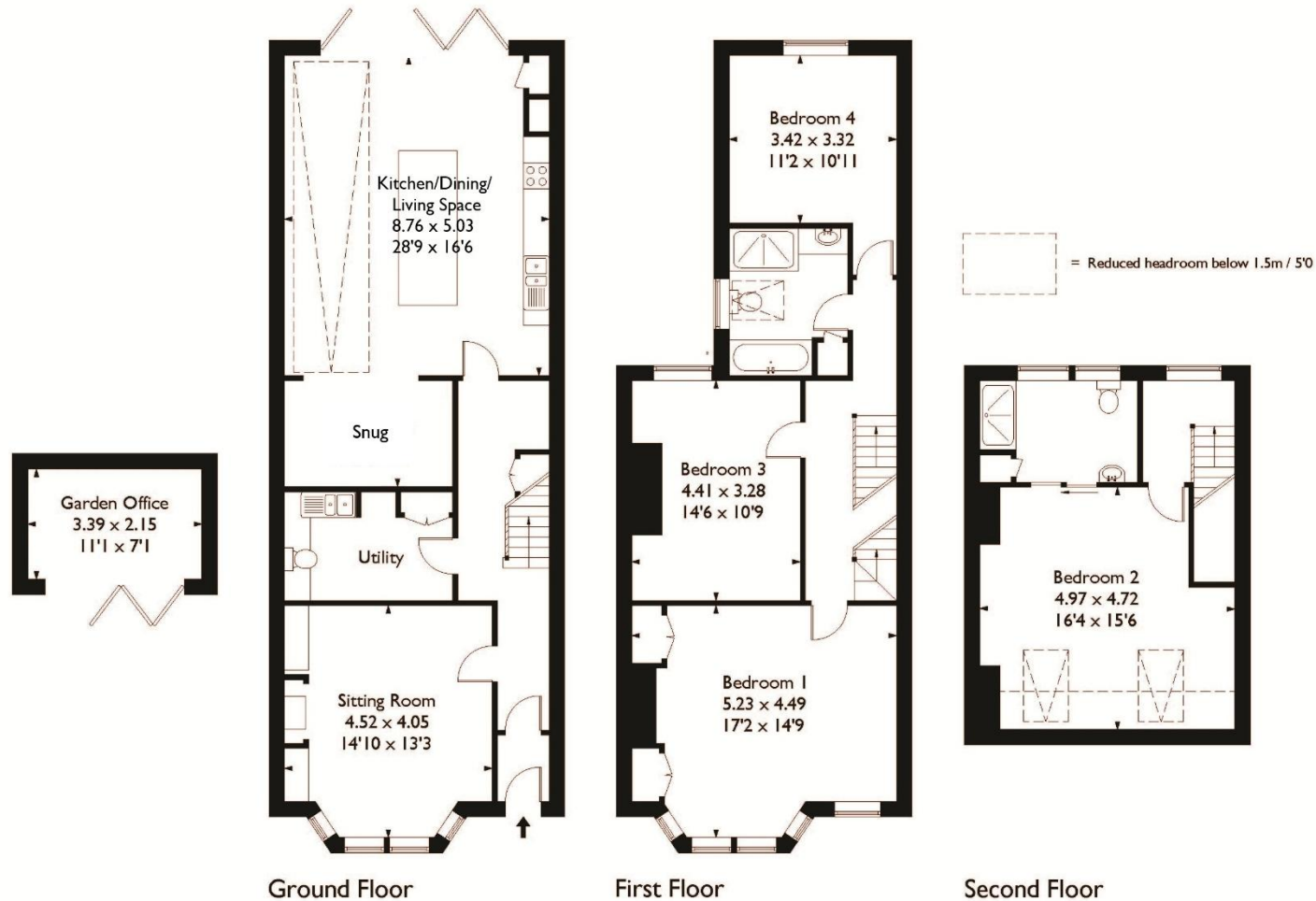
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**





# St. Albans Road, Westbury Park, Bristol BS6 7SG

Approximate Gross Internal Area 176.80 sq m / 1903.40 sq ft  
Garden Office Area 7.30 sq m / 78.50 sq ft  
Total Area 184.10 sq m / 1981.90 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.