Hydes
OF BRISTOL



# St Albans Road
# Westbury Park
# Bristol

# 81 St Albans Road, Westbury Park, Bristol, BS6 7SQ

A charming five bedroom family home, with a lovely south west facing garden, situated within the ever popular area of Westbury Park, within the catchment area for excellent local schooling including Redland Green School, Westbury Park Primary and Henleaze Infants School, all of which are within easy walking distance. The property is also ideally located for the many popular amenities based on North View and Henleaze Road and is also within close proximity to the Durdham Downs. Westbury Park is renowned for it's welcoming and friendly community and ease of access into Bristol, offering an ideal base for city living.

The accommodation is set over three floors with the ground floor offering a welcoming and spacious entrance hallway, a lovely living room to the front providing ample room for plenty of furniture, with a charming original fireplace and cornice work, all extending into a bay window. Further to this the ground floor offers a spacious TV snug/study room to the rear of the property providing double glazed and double height French doors to the back garden. The generous kitchen/breakfast room also provides double height French doors to the rear garden, and offers plenty of storage in wall and floor mounted units and lots of room for a sizeable dining table. Lastly the ground floor provides a downstairs WC and lots of under stair storage. Bar the downstairs WC the ground floor has an attractive hardwood floor throughout.

The first floor consists of a particularly large master bedroom which extends into a lovely bay window offering a pleasant outlook up St Albans Road. It also benefits from a superbly finished ensuite shower room. Further to this there are two double bedrooms served by a beautifully appointed separate shower room. The top floor offers two further double bedrooms.

Outside the property has a sizeable south west facing garden, which is accessed via double height french doors from the kitchen and from the study/TV room and also has a gate in the rear garden wall leading to the lane that runs between the back of the houses on St Albans Road and Devonshire Road. The garden has an initial wooden patio leading to a lawned area and also houses a range of trees and carefully arranged hedgerows that allow a good deal of privacy. There is a useful front garden laid to gravel which houses a fixed Asgard bike shed.

## Location

Westbury Park is superbly located due to it's close proximity to the many amenities on Henleaze Road and North View, to Henleaze Infants and Westbury Park Primary School as well as Redland Green School, Badminton and Redmaids High School. Other schools including Clifton College, Clifton High School, QEH and BGS are a short drive or bus ride away. Whiteladies Road is within 1 mile of the property and Cribbs Causeway shopping centre is within 5 miles which offers a wealth of further amenities. The Durdham Downs are within 600 yards of the property offering 400 acres of recreational space and other sporting facilities nearby include the Redland green squash and tennis club and Henbury Golf club. The city centre is located some 2.5 miles form the subject property and there are a number of local bus routes which allow easy access to it and in turn to the motorway and national rail network.

## Other Information

**Tenure** - Freehold

**Services** - All mains services

**Local authority** - Bristol City Council

**Council tax band** - E - £3,316.72 per annum

**Viewings** - Strictly by prior arrangement with sole agents Hydes of Bristol

**Broadband speeds** - Up to 1,000 mbps upload and download

**Mobile signal** - Good indoor and outdoor with EE, Vodafone, Three and 02

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

Approx. Gross Internal Area
1776.60 Sq.Ft - 165.10 Sq.M

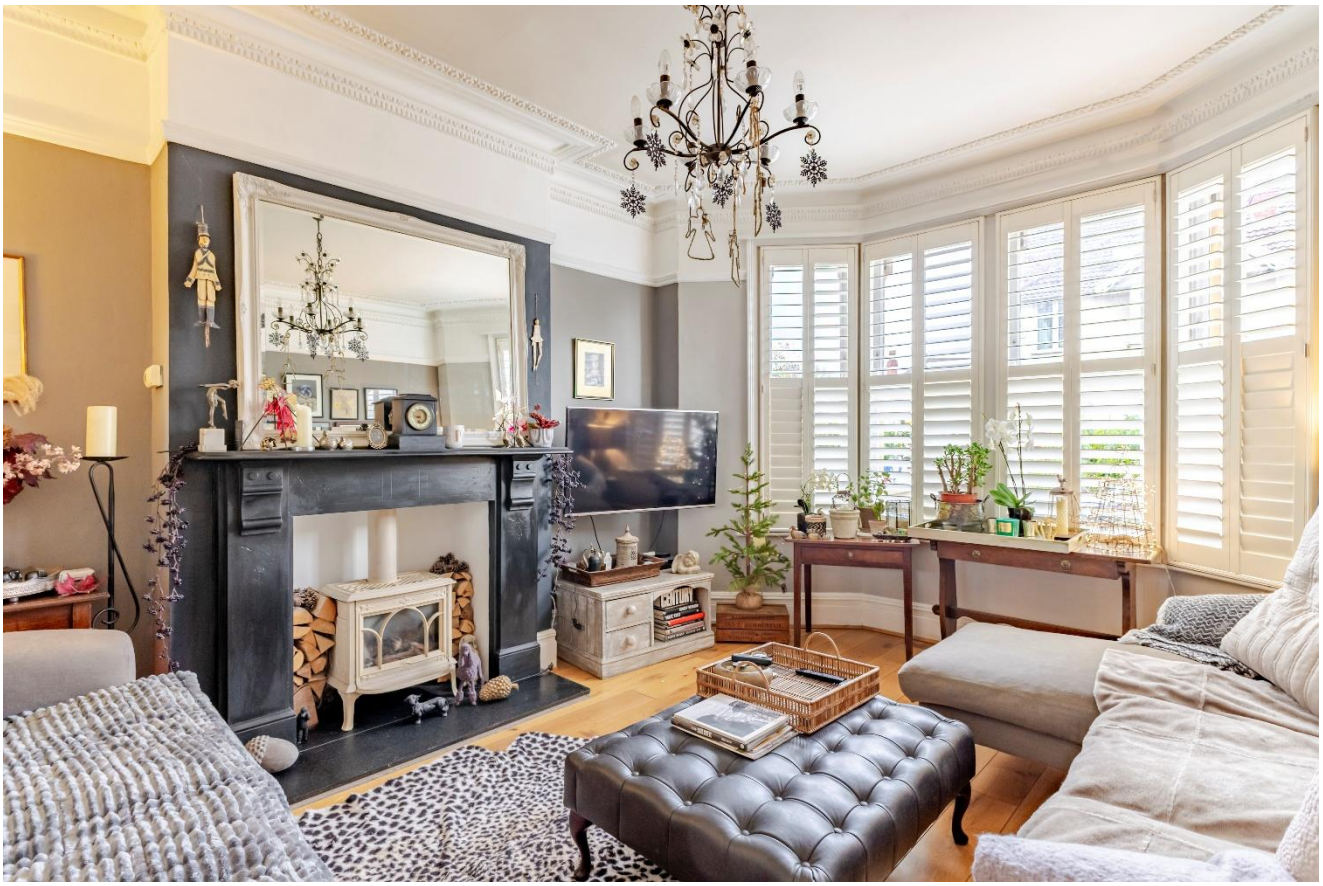



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## IMPORTANT NOTE

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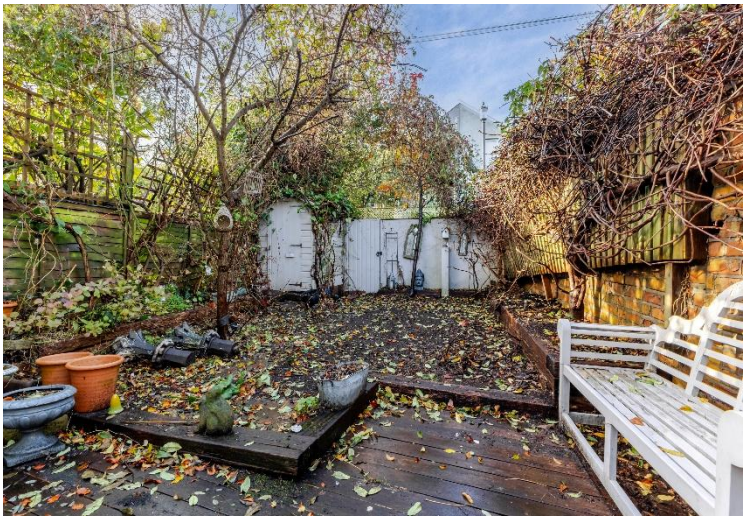




















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