



19 Halsbury Road, Westbury Park, Bristol, BS6 7SS

GUIDE PRICE £675,000



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PROPERTY OVERVIEW

A charming and deceptively spacious three-bedroom Victorian home offering around 1,240 Sq.Ft. (115.2 Sq.M.) of bright, well-balanced accommodation. Positioned on one of Westbury Park's most desirable roads and within the Redland Green School catchment, this characterful property combines period detail with comfortable modern living.

An entrance vestibule opens to a welcoming hallway leading to a beautiful bay-fronted living room (15'3" x 13'2") with a wood-burning stove and bespoke fitted storage. To the rear lies a spacious dining room (13'3" x 11'4") with views and access to the garden - ideal for family meals or entertaining.

The kitchen/breakfast room (14'9" x 9'3") is well-appointed with ample workspace and a dual aspect outlook, while a rear lobby provides access to the garden and a convenient ground-floor W.C.

Upstairs, the first floor offers three generous bedrooms, including a bay-fronted principal room measuring 17'3" x 15'3", a further double bedroom (13'3" x 11'4"), and a third bedroom (10'8" x 9'3"). The family bathroom features a white three-piece suite with a shower over the bath and a heated towel rail.

Outside, a delightful enclosed rear garden offers a lawn, paved terrace, and mature borders - a peaceful space for relaxing or entertaining.

Location

Halsbury Road sits at the heart of Westbury Park, a highly sought-after area renowned for its friendly community and excellent amenities. Families benefit from outstanding schooling options, including Henleaze Infant School, Westbury Park Primary and Redland Green School.

Local shopping and dining options are plentiful along North View, Coldharbour Road, and Whiteladies Road, with Waitrose, a butcher, fishmonger, independent cafés, and restaurants all within easy reach. Residents also enjoy quick access to the open green spaces of The Durdham Downs, offering over 400 acres for walking, running, and recreation.

This is a rare opportunity to secure a handsome period home in one of Bristol's most desirable suburbs - combining classic Victorian charm, a wonderful community setting, and outstanding school provision.

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KEY DETAILS

- A Charming & Spacious Victorian Property
- 3 Bedrooms
- Kitchen/Diner
- Enclosed Rear Garden

Guide Price: £675,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

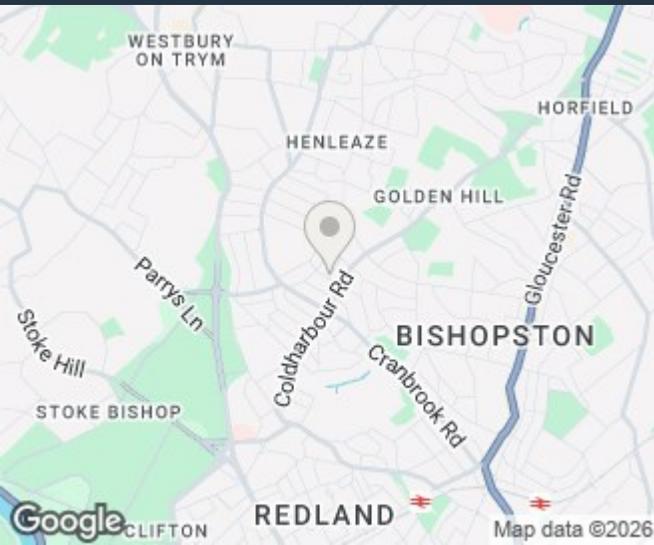
EPC: C

Viewing: By appointment only



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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