

MAGGS & ALLEN

47 HARCOURT ROAD

REDLAND, BRISTOL, BS6 7RF

Asking Price £1,000,000

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A substantial (2120 sq.ft.) five-bedroom family home with off-street parking, secure garage, and sizeable rear garden. Situated in a prime location within the Redland Green School catchment.

Vendor's Comments

"This has been a fantastic and happy family home. it ticks all the boxes of space, areas for escape, a large garden, double driveway and fantastic schools and amenities on our doorstep.

The community of Harcourt Road and surrounding streets is vibrant, welcoming and supportive. We look forward to handing over our much-loved home to another lovely family as we relocate."

Ground Floor

The arched entrance features a composite front door, creating a useful vestibule retaining the original tessellated flooring. In turn this leads into the entrance hallway, a pleasing space with side aspect window allowing in plenty of natural light. Under the stairs is a cloak room and cupboard, ideal for storing footwear etc.

The front reception is notable for its larger than average size, featuring exposed refurbished floorboards, art deco coving, feature fireplace, and an attractive ceiling rose believed to be original. The second reception is also well-sized, and features a deep bay with double patio doors leading to the patio, also featuring a fireplace, coving and ceiling rose.

Adjacent is the kitchen/breakfast room, an open-plan space flooded with natural light through a large skylight, and through a large window to the rear offering a lovely view of the garden. Fitted with a range of matching base and wall-mounted units with space for free-standing appliances, and wood flooring. Completing the ground floor is a utility room located off the kitchen.

First Floor

Ascending to the first floor, you will find four bedrooms and the family bathroom. Bedroom 2 - what would have previously been the master bedroom - offers a generous footprint with wide bay window, retaining original coving and ceiling rose. Sat adjacent is another double bedroom offering a similar footprint, retaining coving and ceiling rose and providing impressive views to rear. The two further bedrooms situated on this level are sizeable single bedrooms.

The family bathroom features a four-piece suite comprising walk-in shower enclosure, standalone bath, WC, hand-wash basin, smart white metro tiling to the walls and ornate tiled flooring.

Second Floor

The master bedroom occupying the majority of the second floor - a loft conversion completed out in 2015 - provides far-reaching elevated views to the rear from a Juliet balcony and a most impressive footprint. Multiple built-in wardrobes, an en-suite shower room fitted with smart modern tiling, walk-in shower enclosure, large basin and WC complete the second floor.







Externally

Accessible from the kitchen and the dining room is a patio ideal for al fresco dining. Steps lead down to a 50 ft garden laid mainly to lawn, with second patio located to the rear of the garden that has been used for dining in the evening.

Offering a handsome façade, to the front of the property is a low-maintenance lawned garden, a block paved driveway allowing off-street parking for multiple vehicles, side access to the rear garden, and a secure garage.

Schools

Westbury Park School - Distance: 0.24 miles
Redland Green School - Distance: 0.28 miles
St Bonaventure's Catholic Primary School - Distance: 0.35 miles
Bishop Road Primary School - Distance: 0.57 miles

Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

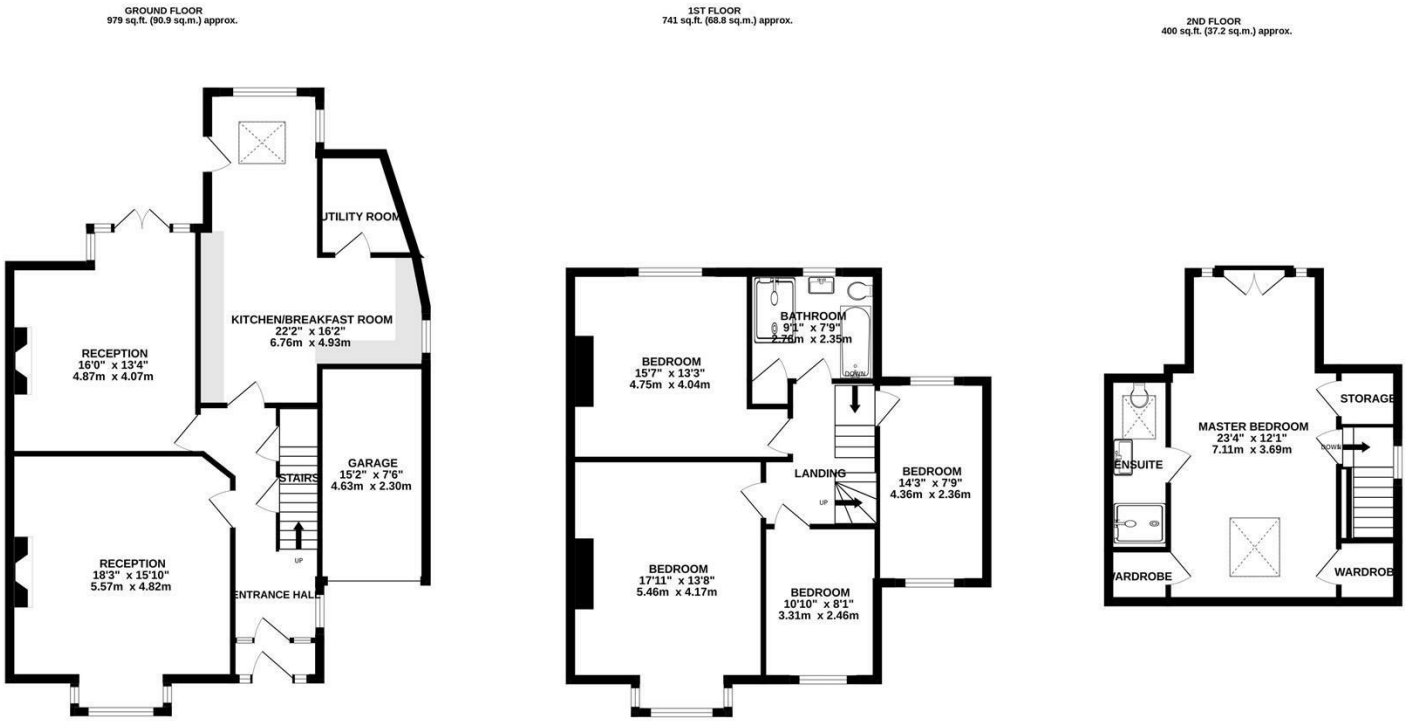
Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park offers a selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Redland Green School has been long viewed as the most highly-regarded state school in the city, ensuring Redland as a real hot spot for families.









TOTAL FLOOR AREA : 2120 sq.ft. (197.0 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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- A substantial family home measuring approx 2120 sq. ft.
- Five bedrooms including stunning master with en suite
- Far reaching views from the first and second floors
- Off-street parking and garage
- Larger than average lounge/front reception room
- Retaining some attractive original features
- Redland Green School catchment
- Two bathrooms, plus a ground floor WC
- Sizeable rear garden

Guide Price: £1,000,000

Tenure: Freehold

Council Tax Band: E

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.

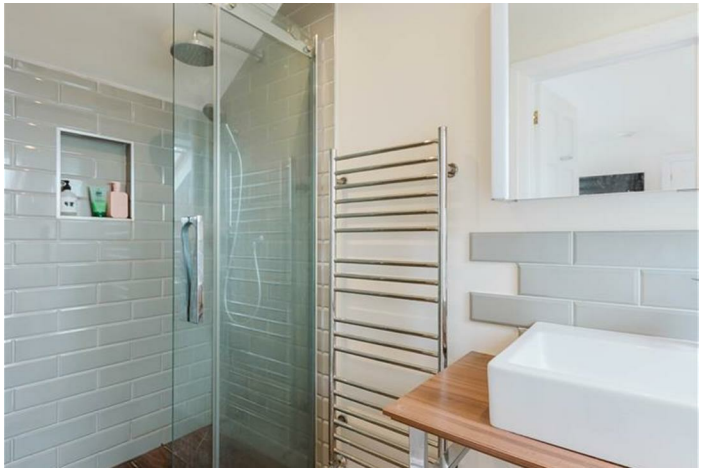
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