

MAGGS & ALLEN

21 ST. ALBANS ROAD

WESTBURY PARK, BRISTOL, BS6 7SF

£795,000

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21 St. Albans Road, Westbury Park, Bristol, BS6 7SF

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A substantial Edwardian family home offering 4/5 bedrooms, three receptions and a south-westerly facing rear garden. Boasting a prime location within easy reach of Redland Green School, this property is offered to the market with no onward chain.

Ground Floor

Upon entry, an entrance vestibule leads through to a generous entrance hall - providing access to the staircase, principal rooms and a ground floor WC.

To the front of the house is a bright, spacious sitting room featuring original coving and a large, double-glazed bay window. Adjacent, the second reception room makes for an ideal dining space due to it being open to the galley kitchen - a bright space occupying a long side-return extension. The kitchen comprises a range of base and wall-mounted units with an integrated electric oven, gas hob with extractor and stainless steel sink. Flooded with natural light by two large skylights, an external door provides level access to the rear garden.

Next to the kitchen, you will find a large, third reception room which could be knocked through to create a larger, open-plan kitchen dining space. Due to it's south-westerly facing aspect, the space is filled with light and makes for a pleasant sitting room with a doorway to the garden.

First Floor

To the first floor, you will find three double bedrooms, a family bathroom and a smaller fifth bedroom or study.

The largest bedroom on this floor is situated at the front of the house - making the most of its large bay window - and the second is a similarly-sized double with fitted wardrobes. Another double bedroom is located to the rear elevation, boasting attractive views of the garden. The fifth bedroom/study would accommodate a single bed, but also makes for an ideal home office.

Completing the first floor accommodation is a large, three piece bathroom encompassing a toilet, sink and bath with shower over.

Second Floor

Occupying the entirety of the second floor is a large, dual-aspect bedroom with pocket dormers to its front and rear elevations. Fitted with a range of wardrobes and drawers, the space makes for an ideal main bedroom.







Externally

From St. Albans Road, a patioed front courtyard provides access to the front door, and is bordered by mature shrubs to its front perimeter.

The rear garden is primarily laid to lawn with a patio area, and benefits from a south-westerly facing aspect - ensuring sunlight throughout the majority of the day. A rear access lane runs behind the garden, accessed via Coldharbour Road.

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 including a Waitrose and local cinema. Coldharbour Road and Henleaze Road are within walking distance, serving as central hubs offering a vibrant mix of independent shops, cafes, and boutiques. North View is host to highly regarded restaurants in the form of Little French and Prego.

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 is a sought-after destination for those seeking classic charm, community spirit, and modern convenience.

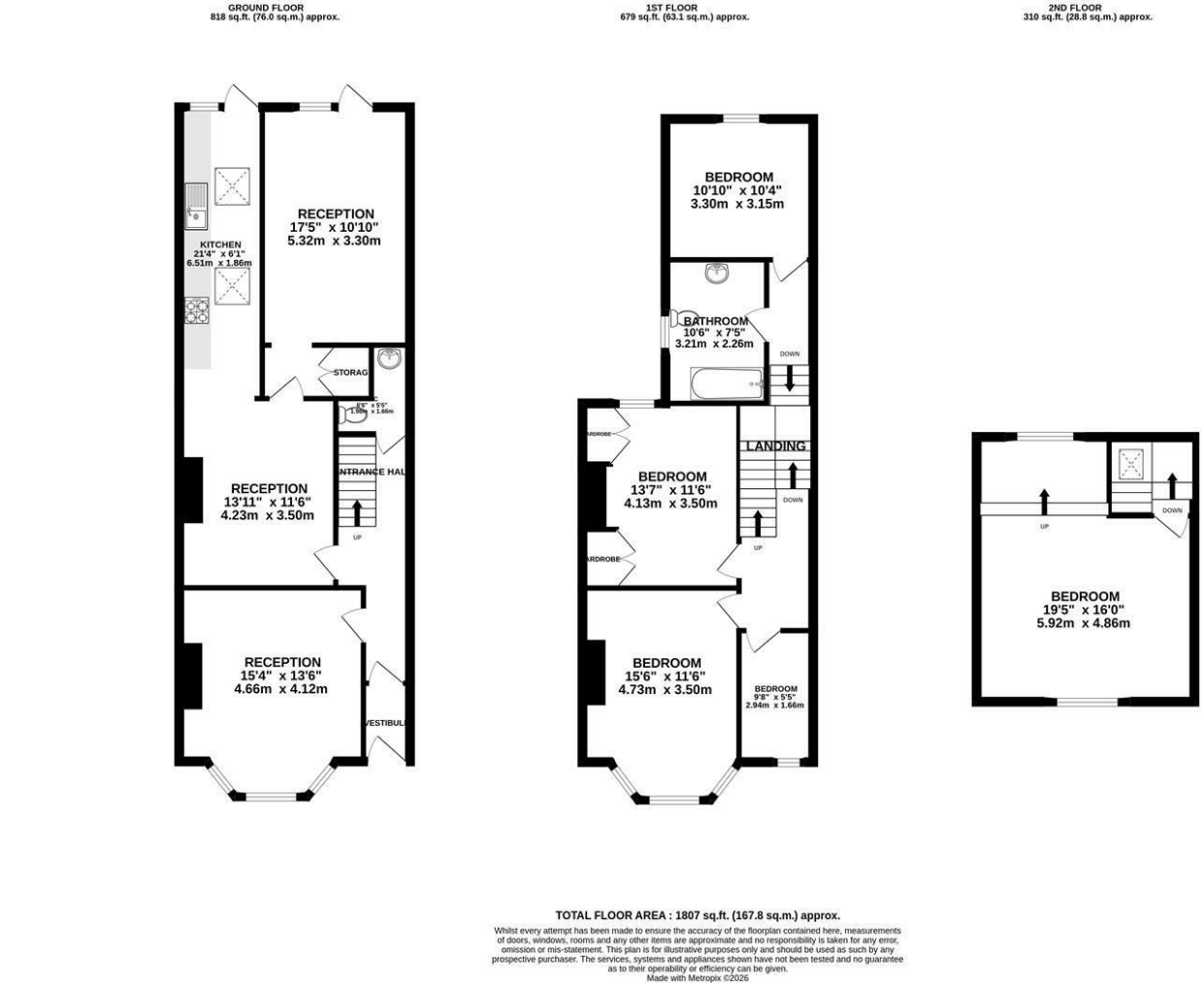
Schools

Westbury Park School - approx. 0.16 miles
Redland Green School - approx. 0.45 miles
Bishop Road Primary School - approx. 0.66 miles













- A substantial Edwardian family home
- Boasting 4/5 bedrooms
- Three generous reception rooms
- Side return extension housing a galley kitchen
- Family bathroom plus ground floor WC
- Dual-aspect main bedroom occupying the entirety of the second floor
- Sunny, south-westerly facing rear garden
- Located on a popular road in Westbury Park, close to Coldharbour Road, Henleaze road and Redland Green School
- Offered to the market with no onward chain

Guide Price: £795,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: E

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.

MAGGS & ALLEN


THE RAIN FOREST
ENDANGERED













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