



35 Halsbury Road, Westbury Park
Guide Price £835,000

RICHARD
HARDING



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

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An elegant and well-presented four double bedroom (plus study) Edwardian mid-terrace family home situated in Westbury Park. Thoughtfully extended to create a practical and versatile home with social open-plan kitchen/dining/family room enjoying direct access out onto the private rear garden.

Key Features

- The property retains an abundance of character with attractive Edwardian proportions and period detailing such as sash windows and decorative corning.
- Spacious and versatile accommodation arranged over three floors with two well-appointed bath/shower rooms.
- Ideally positioned in Westbury Park within 500m of Redland Green School and easy walking distance to Waitrose Supermarket, the local amenities on Coldharbour Road and North View, as well as the green open space of The Downs.
- **Ground Floor:** entrance vestibule, entrance hallway, sitting room, open-plan kitchen/dining/family room, cloakroom/wc.
- **First Floor:** landing, bedroom 2, bedroom 3, bedroom 4, study and family bathroom/wc.
- **Second Floor:** landing, bedroom 1 with en-suite bathroom.
- **Outside:** low maintenance front courtyard with space for bike storage, together with an enclosed private rear garden mainly laid to lawn with useful rear access gate.





GROUND FLOOR

APPROACH: from the pavement proceed up the tiled pathway leading to the front entrance door. There is a small front courtyard to the left hand side of the pathway, space for bike storage enclosure, raised flower bed housing a variety of mature trees, plants and shrubs enclosed by a dwarf brick wall and wrought iron gate.

ENTRANCE VESTIBULE: via painted front door. Cornicing, dado rail, area for coat storage. Door leading to:-

ENTRANCE HALLWAY: a welcoming hallway with understairs storage, two ceiling light points, cornicing, dado rail, wooden flooring, cast iron radiator and moulded skirting boards. Stairs ascend to split level landing. Doors radiate to sitting room, open-plan kitchen/dining/family room and cloakroom/wc.

CLOAKROOM/WC: low level wc with concealed cistern, wall mounted wash hand basin, built-in mirror, ceiling light point, wooden flooring and moulded skirting boards.

SITTING ROOM: (15'0" x 12'7") (4.57m x 3.84m) an elegant and light filled room with bay to front elevation comprising of four sash windows. Central ceiling light point, cornicing and picture rail. Open fireplace with painted surround plus stone hearth. Ample space for sofas. TV point and deep moulded skirting boards.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM: (26'10" x 16'11") (8.17m x 5.15m) measured as one but described separately as follows:-

Kitchen: fitted with a range of wall base and drawer units with square edged composite worktop over. Stainless steel sink with mixer tap over, integrated fridge/freezer, space for range cooker, washing machine and dishwasher. Tiled surrounds. Floor to ceiling double glazed window overlooking the private rear garden and a Velux ceiling skylight.

Dining Room: ample space for dining room furniture. Central ceiling light point, built-in cabinetry, cast iron radiator.

Family Area: space for sofas. Cornicing, picture rail, cast iron radiator, wooden flooring throughout, moulded skirting boards, two sash windows to rear elevation. Door giving access out onto private rear garden.



FIRST FLOOR

PART-GALLERIED LANDING: turning staircase ascending to the second floor, two ceiling light points, dado rail, tall moulded skirting boards. Doors radiate to bedroom 2, bedroom 3, bedroom 4, study and family bathroom/wc.

BEDROOM 2: (15'0" x 12'0") (4.57m x 3.67m) bay fronted double bedroom with four sash windows to front elevation. Built-in wardrobes to either side of chimney breast. Period cast iron fireplace with painted surround plus tiled hearth. Two ceiling light points, exposed wooden floorboards, radiator and moulded skirting boards.

BEDROOM 3: (11'2" x 10'6") (3.41m x 3.21m) double bedroom with two wardrobes to either side of chimney breast. Cast iron feature fireplace with painted surround. Sash window to rear elevation. Ceiling light point, radiator and tall moulded skirting boards.

BEDROOM 4: (10'2" x 9'6") (3.09m x 2.89m) smaller double bedroom with sash window overlooking the rear elevation. Ceiling light point, radiator and tall moulded skirting boards.

STUDY: (9'4" x 4'6") (2.85m x 1.37m) ceiling light point, sash window to front elevation and tall moulded skirting boards.

FAMILY BATHROOM/WC: white suite comprising of low level wc, wall mounted wash hand basin, bath with waterfall shower over plus separate detachable hand shower. Inset ceiling downlights, extractor fan, wall mounted towel radiator, obscured double glazed widow to side elevation, tiled surrounds and tiled flooring.

SECOND FLOOR

LANDING: double glazed window to rear elevation, eaves storage access hatch, ceiling light point and skirting boards. Door leading to:-



BEDROOM 1: (20'3" x 13'11") (6.16m x 4.23m) large double bedroom with two double glazed Velux windows to front elevation, plus double glazed windows to rear elevation enjoying a pleasant leafy outlook. Multiple eaves storage hatches, radiator, built-in wardrobe and moulded skirting boards. Door leading to:-

En-Suite Bathroom/WC: white suite comprising of low level wc, wall mounted wash hand basin, clawed bath with waterfall shower over plus detachable hand shower attachment, double glazed Velux ceiling skylight, wall mounted chrome towel radiator, tiled surrounds and tiled flooring.

OUTSIDE

FRONT COURTYARD: designed for ease of maintenance with a mixture of gravel and tiled pathway. Raised shrub border, space for bike storage.

REAR GARDEN: (approx. 32'0" x 16'10") (9.75m x 5.13m) flagstone patio area leading directly from the kitchen/dining/family room. Two steps lead to an area mainly laid to lawn with flowerbeds to the borders housing a variety of mature plants and shrubs. Wooden rear access gate enclosed by a variety of brick wall boundaries plus wooden trellis and fencing. Outside water tap.

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		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

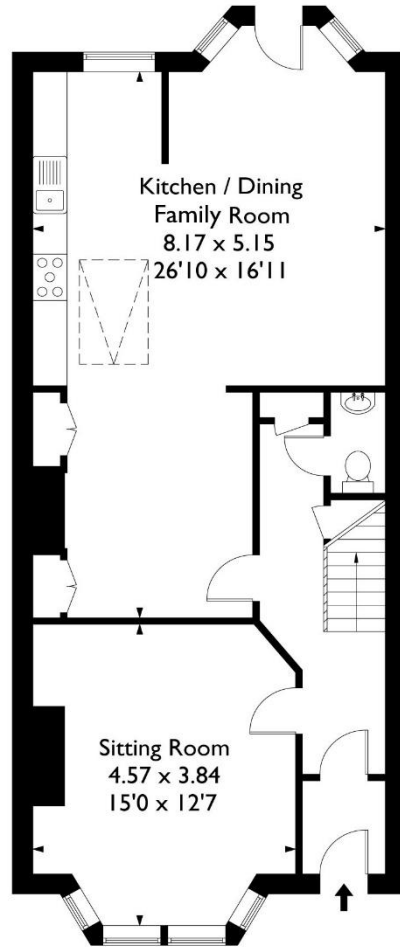
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



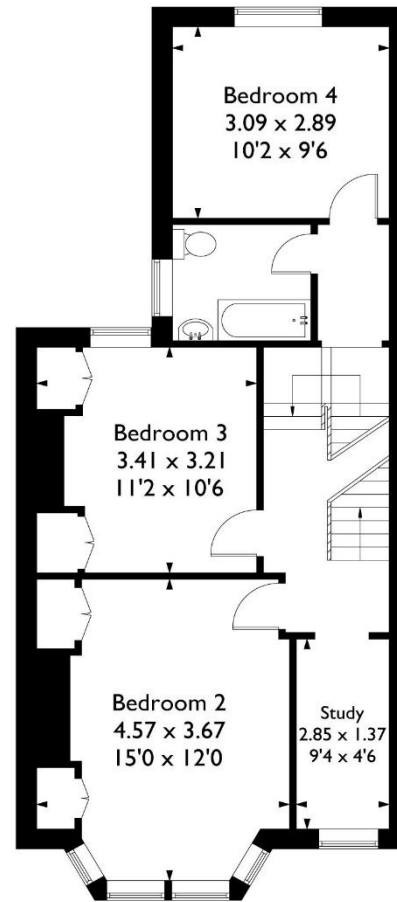


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Approximate Gross Internal Area 151.20 sq m / 1627.70 sq ft

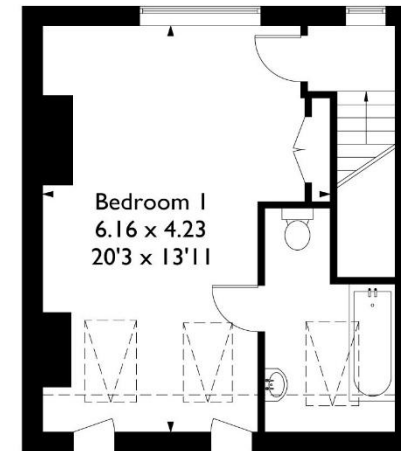


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor

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.