

MAGGS & ALLEN

54 NORTH VIEW

WESTBURY PARK, BRISTOL, BS6 7QA

£749,950

MAGGS & ALLEN

54 NORTH VIEW, WESTBURY PARK, BRISTOL, BS6 7QA

£749,950

A substantial (approx. 1601sqft) extended Victorian family home located on a sought-after road in Westbury Park. Offering 5/6 double bedrooms, three bathrooms, flexible accommodation and a southerly facing rear garden. Offered to the market with no onward chain.

Ground Floor

An original front door gives way to a long entrance hall via a vestibule, providing access to the staircase and principal rooms.

The two main reception rooms have been knocked through to create a large, open-plan living/kitchen space retaining picture rails, coving and a large double-glazed bay window to the front elevation. The kitchen itself comprises a range of base and wall-mounted units with worktops and tiled splashbacks. Integrated appliances include an electric oven, electric hob with extractor and stainless steel sink, with space available for a freestanding dishwasher and fridge/freezer.

Off the kitchen is a useful utility room; providing further base units with space for a washing machine and tumble dryer. From here, an external door provides level access to the garden.

Located at the rear of the property, a third reception room offers a flexible space with potential for use as a downstairs double bedroom, office or additional living room.

Also located on this floor is a contemporary shower room, comprising a toilet, sink and shower cubicle.

First Floor

Ascending to the first floor landing, you will find four double bedrooms, a family bathroom and a staircase rising to the second floor.

Two bedrooms sit to the front of the property, and could be knocked through to create a larger, full-width main bedroom if desired - making full use of the large bay window. The other two bedrooms are similarly-sized doubles, benefitting from uPVC double-glazed windows overlooking the rear garden.

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

Second Floor

Upon reaching the second floor, you are greeted by a bright landing with skylight, which provides access to the main bedroom and a large shower room.

The main bedroom spans the width of the house, and is an excellently-sized double with a pocket dormer overlooking North View.

Adjacent, a large shower room comprises a toilet, sink and corner shower unit. From here, access is available to a large eaves storage space.

Externally

The rear garden is southerly-facing - benefitting from sunlight throughout the day. Laid entirely to patio slabs, the garden offers a clean slate for any keen gardener.

Location

Westbury Park is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and public gardens, creating a picturesque suburban setting.

Coldharbour Road and North View are nearby and offer an array of shops, cafes, restaurants and other independent business including L'affinage Du Fromage, Little French and Lavender.

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 major transport links.

Schools

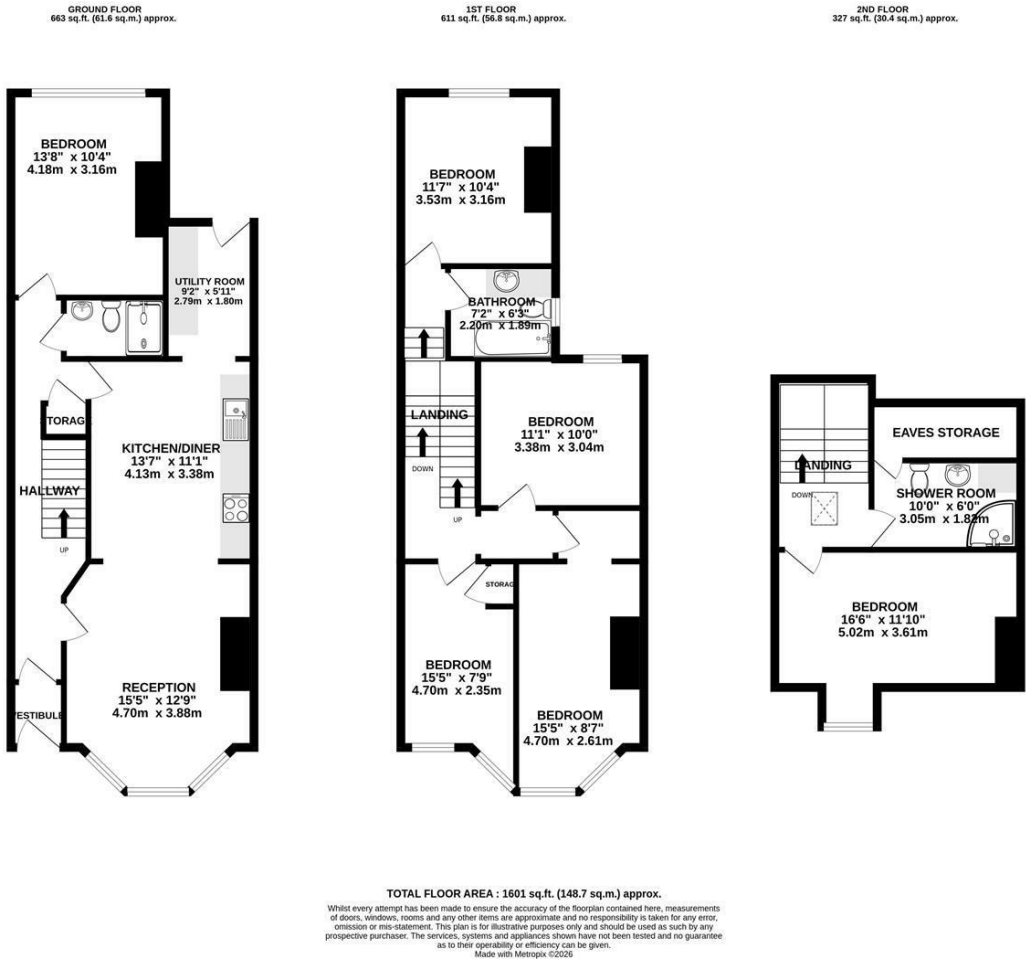
Westbury Park School - 0.19 miles
Henleaze Infant & Junior Schools - 0.48 miles
Elmlea Junior School - 0.55 miles
Redland Green School - 0.6 miles

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.









TOTAL FLOOR AREA : 1601 sq.ft. (148.7 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.
Made with Metropix ©2026





- A substantial (approx. 1601 sqft) Victorian home
- Offering 5/6 double bedrooms, with flexibility for a range of uses
- Open-plan kitchen/living space, plus utility room
- Three bathrooms
- Plenty of scope for modernisation
- Southerly facing rear garden
- Located on a sought-after road in Westbury Park, close to independent shops and amenities
- Offered to the market with no onward chain

Guide Price: £749,950

Tenure: Freehold

Council Tax Band: D

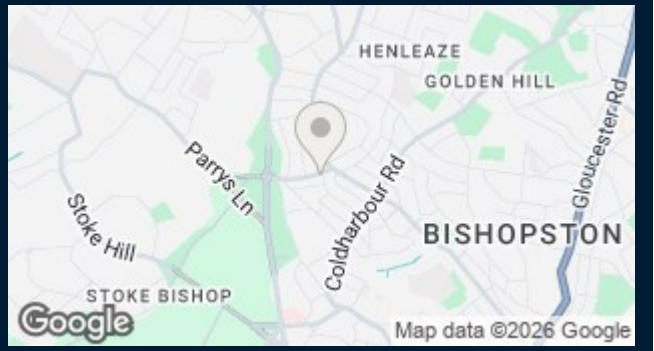
EPC Rating: D

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. Please contact the office to confirm any details.



MAGGS & ALLEN













60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9 4HW
0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk

The Property Ombudsman
RICS Regulated by RICS
nava propertymark PROTECTED
naea propertymark PROTECTED
arla propertymark PROTECTED

Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.