



MAGGS
& ALLEN

15 CAIRNS ROAD
WESTBURY PARK, BRISTOL, BS6 7UA
£795,000

An extended, Victorian family home situated on a popular road within the Redland Green School APR. Boasting four bedrooms, two receptions, two bathrooms and an extended kitchen/diner. Offered to the market with no onward chain.

Ground Floor

An original front door gives way to an entrance vestibule with tessellated flooring, opening to the entrance hall. From here, access is available to the staircase and principal rooms.

The main reception room sits at the front of the house, and retains an original Victorian fireplace, picture rails, cornicing, ceiling rose and a large bay window allowing for an abundance of natural light to flood the space throughout the day. The second reception room is adjacent, boasting original picture rails and an external door providing level access to the rear garden.

At the rear of the house, an extended, dual-aspect kitchen/diner provides ample space for a large dining table, and benefits from an external door giving way to the garden. The kitchen itself comprises a range of base and wall-mounted units with wood-effect worktops. Integrated appliances include an electric oven, electric hob with extractor and stainless steel sink, with further space available for a washing machine and dishwasher.

First Floor

Ascending to the first floor, you are welcomed by a bright landing which provides access to three bedrooms and a family bathroom.

The main bedroom spans the width of the house, comfortably accommodating a super-king bed, and features an original fireplace, a large bay window, and second sash window to the front elevation. The second bedroom is also a well-sized double, and similarly features a cast iron fireplace with a sash window providing pleasant views of the garden. Bedroom 4 sits at the back of the house, can accommodate a double bed, and would also make for an ideal home office or study.

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

Second Floor

On entry to the second floor, you will find a bright, double-aspect bedroom with a skylight to the front, and dormer window overlooking the garden. Access is available to useful eaves storage.

Serving the bedroom is a three-piece shower room, comprising a shower, toilet and sink with skylight above.



Externally

From Cairns Road, an iron gate gives way to a pretty front courtyard, bordered by a dwarf wall to its perimeter and comprising a range of mature shrubs.

The rear garden is private and secure, and offers a range of patioed seating areas, with an area of lawn and shrubs/plants to its borders.

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

Henleaze Infant & Junior Schools - 0.19 miles

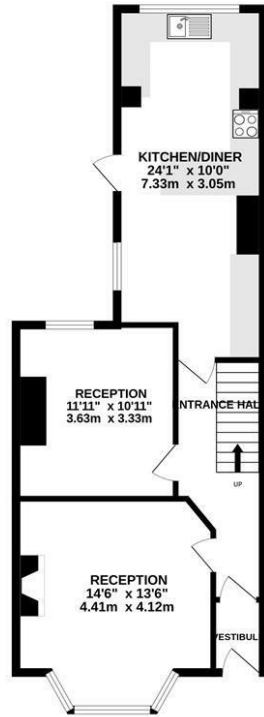
Westbury Park School - 0.4 miles

St Bonaventure's Catholic Primary School - 0.42 miles

Redland Green School - 0.62 miles



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (132.0 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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- An extended, Victorian family home
- Four generous bedrooms, including a loft conversion with dormer extension
- Two reception rooms, plus a large, extended kitchen/diner
- Family bathroom and second floor shower room
- Neutral décor throughout, with period features retained
- An attractive, private rear garden
- Located within a popular road in Westbury Park, within the Redland Green School APR
- Offered to the market with no onward chain

Guide Price: £795,000

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.

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