



7 Howard Road, Westbury Park  
Guide Price £1,195,000

RICHARD  
HARDING



# 7 Howard Road, Westbury Park, Bristol, BS6 7US

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An extremely well-proportioned (over 3,000 sq. ft.) 6 bedroom (one with en-suite), 3 reception room Edwardian semi-detached family home benefiting from a sociable kitchen/dining room, off street parking for 2 cars and a level rear garden

## Key Features

- Situated in Westbury Park, well within a kilometre of excellent schools including Westbury Park and Henleaze Primary Schools and Redland Green Secondary, also enjoying the convenience of the local shops and amenities of North View, Henleaze Road and Coldharbour Road, with bus connections, Waitrose supermarket and the Orpheus Cinema all nearby.
- **Ground Floor:** impressive wide entrance hallway, bay fronted sitting room, reception 2/family room leading through into a wonderful large kitchen/dining room, reception 3 and utility/wc
- **First Floor:** landing, bedroom 1 with spacious en-suite bath/shower/wc, bedroom 2, bedroom 3 and shower room/wc
- **Second Floor:** landing filled with natural light, bedroom 4, bedroom 5, bedroom 6 and family bath/shower room/wc
- **Two off street parking spaces**
- **A magnificent character home in a prime location for families**
- **To be sold with no onward chain**





## **GROUND FLOOR**

**APPROACH:** via gated pathway which leads up the left hand side of the property beside the driveway to the front where a short way along on the right hand side there are double doors providing the main entrance into the property.

**ENTRANCE HALLWAY:** (22'10" x 7'8" max inclusive of staircase) (6.96m x 2.34m) impressive central reception hallway with staircase rising to first floor landing, high ceilings with ceiling coving and central rose, period storage and display cupboard at the end of the hallway, tiled floor and dado rail. Doors leading off to sitting room, reception 2/family room, reception 3/study and kitchen/dining room, further doors access various storage cupboards and ground floor utility room/wc.

**SITTING ROOM:** (front) (19'3" x 14'0") (5.86m x 4.27m) wide bay to front comprising four period sash windows, high ceilings with ceiling coving and central rose, ornate period cast iron fireplace with marble surround, exposed stripped floorboards and radiators with decorative cover.

**RECEPTION 2/FAMILY ROOM:** (rear) (17'5" x 12'4" max into chimney recess) (5.30m x 3.77m) high ceilings with ornate corning and ceiling rose, picture rail, dado rail. Feature fireplace with marble surround, granite hearth and gas stove. Engineered oak flooring. Feature archway leading through to:

**KITCHEN/DINING ROOM:** (25'6" max into rear bay x 23'5" reducing to 10'8" in kitchen area) (7.77m x 7.13m/3.25m) impressive large kitchen/dining/family space which links round from the entrance hallway into reception 2/family room and is flooded by natural light by the double glazed conservatory style roof, wide bay to rear comprising window and central double doors which overlook and access rear garden, a range of built-in base and eye level kitchen units with granite worktops over, large range cooker with extractor fan over, inset double Belfast style sink, integrated dishwasher, further appliance space for American style fridge/freezer, ample space for dining table, and underfloor heating.

**RECEPTION 3:** (15'11" x 9'1" max into chimney recess) (4.86m x 2.76m) high ceilings with ceiling coving, rose and picture rail. Period cast iron fireplace with inset tiles, marble surround and tiled hearth. Bookcases built into chimney recesses, exposed stripped floorboards, dado rail, and radiator with decorative cover.

**UTILITY/WC:** (7'7" x 5'7" max) (2.31m x 1.70m) low level wc, pedestal wash basin, plumbing and appliance space for washing machine and dryer, extractor fan, inset spotlights, tiled floor with underfloor heating.



## **FIRST FLOOR**

**LANDING:** spacious landing with staircase continuing up to the second floor, dado rail, wall mounted thermostat control for central heating, radiator with decorative cover. Doors off to bedroom 1, bedroom 2, bedroom 3 and shower room/wc.

**BEDROOM 1:** (rear) (17'5" x 14'2" max into chimney recess) (5.32m x 4.32m) generous double bedroom with double glazed windows to rear, high ceilings with corning and central rose, built-in range of wardrobes with further storage over, exposed stripped floorboards, radiators with decorative cover. Door leading through to:

**En-Suite Bath/Shower Room/WC:** (16'4" x 9'2") (4.98m x 2.79m) impressive large en-suite bathroom (originally a further double bedroom) with a freestanding claw foot bath with central Catchpole & Rye mixer taps and shower attachment, sink units either side of attractive period fireplace with Catchpole & Rye taps, impressive walk-in shower enclosure with dual headed system fed shower and recessed alcove shelf, low level wc, exposed stripped floorboards, double glazed windows to rear, picture rail, dado rail, inset spotlights and extractor fan.

**BEDROOM 2:** (front) (19'3" x 13'1" max into chimney recess) (5.86m x 3.99m) large double bedroom with bay window to front comprising 4 sash windows, high ceilings with ceiling coving, central rose and picture rail, impressive period fireplace, and radiator with decorative cover.

**BEDROOM 3:** (front) (16'0" x 10'3" max into chimney recess) (4.87m x 3.13m) two large sash windows to front, picture rail, tv point, and radiator with decorative cover.

**SHOWER ROOM/WC:** (7'9" x 7'4" max) (2.36m x 2.24m) tasteful modern shower room with an oversized walk-in shower enclosure with system fed Grohe shower, low level wc and pedestal wash basin, chrome effect heated towel rail, ceiling coving and picture rail, and double glazed windows to side.



## SECOND FLOOR

**LANDING:** two large Velux skylight windows flooding the landing and stairwell with natural light, loft hatch providing access to loft storage space, radiator with decorative cover. Doors leading off to bedroom 4, bedroom 5, bedroom 6 and further door accessing family bathroom/shower/wc.

**BEDROOM 4:** (24'4" x 17'2") (7.41m x 5.22m) a large double bedroom (formerly two rooms but now one room) spanning the width of the house with two dormer windows to front, period fireplace and two radiators.

**BEDROOM 5:** (14'4" x 12'10" max into chimney recess) (4.37m x 3.90m) two Velux windows, attractive period fireplace and a radiator.

**BEDROOM 6:** (12'10" x 9'9" max into built-in cupboard) (3.90m x 2.96m) Velux window, built-in cupboard and a radiator.

**FAMILY BATH/SHOWER ROOM/WC:** (8'0" x 7'8") (2.44m x 2.34m) white suite comprising panelled bath, corner oversized shower enclosure, low level wc, pedestal wash basin, wall mounted mirror with light, shaver point, chrome effect heated towel rail, tiled floor, part tiled walls, inset spotlights and double glazed windows to side.

## OUTSIDE

**OFF STREET PARKING/FRONT GARDEN:** the front of the property has been landscaped to provide off street parking for two vehicles.

**REAR GARDEN:** level rear garden with Lazylawn grass, raised flower borders and raised patio seating area to the rear of the property.

## 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: F

### 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		75 C
55-68	D	62 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 288.2 sq m / 3102.4 sq ft



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.