



37 Halsbury Road  
Westbury Park  
Bristol, BS6 7SS

# 37 HALSBURY ROAD, WESTBURY PARK, BRISTOL, BS6 7SS

## SUMMARY OF ACCOMMODATION

A charming family home set in a sought after, quiet and convenient location within the ever-popular area of Westbury Park. The property is superbly located for family life, being close to several highly regarded local state schools including Redland Green School, Henleaze Primary School and Westbury Park Primary School which are all within easy walking distance. The property is also conveniently close to the many useful amenities on Coldharbour Road, Henleaze Road and North View.

Accommodation is set over three floors with the ground floor offering a spacious entrance hallway, a lovely light through living/dining room which offers some pleasant proportions and original features. Further to this the ground floor offers a well-proportioned eat in kitchen with ample room for a dining table and lots of storage in plenty of wall and floor mounted units. The kitchen also offers access, via double doors to the rear garden. Lastly the ground floor offers a generous utility room that also offers access to the garden.

The first floor provides three double bedrooms all of which offer ample room for typical bedroom furniture. These are all served by a lovely family bathroom which has a bath, separate shower, WC and wash hand basin.

The top floor, accessed by an attractive spiral staircase provides a useful loft room which is currently used as a study, that benefits from an ensuite shower room and a useful storage cupboard.

Outside the property offers a lovely, well-proportioned rear garden which is mainly laid to patio with several flowered borders. A gate in the rear wall provides access to a rear lane which offers access to Russell Road at one end and Coldharbour Road at the other.

## OTHER INFORMATION

**Tenure** - Freehold with a peppercorn rent

**Services** - All mains services

**Local authority** - Bristol City Council

**Council tax band** - D - Currently £2,713.68 per annum

**Mobile coverage** - Good outdoors/variable or good indoors - EE, Three, Vodafone and 02

**Broadband speeds** - Up to 1,800 mbps download - Up to 220 mbps upload

**Viewings** – Strictly by prior arrangement with sole agents Hydes of Bristol - 01179731516

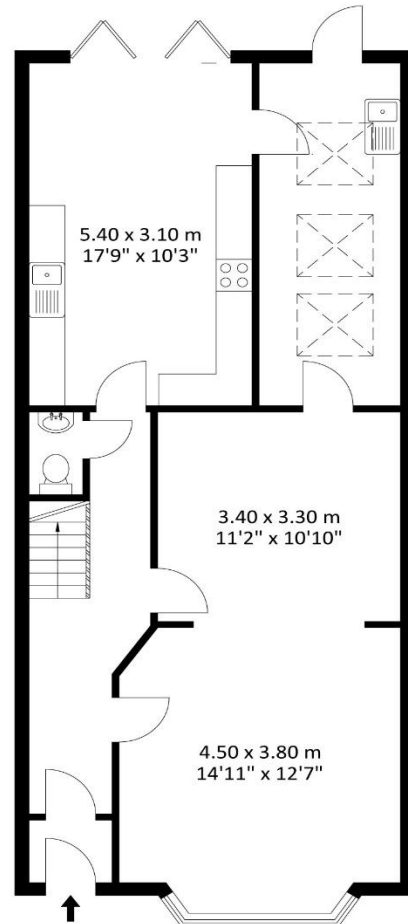
## LOCATION

Westbury Park is superbly located due to its proximity to the many amenities on Henleaze Road, Coldharbour Road and North View, and also to Henleaze and Westbury Park Primary Schools as well as Redland Green School, Badminton and Redmaids High School. Whiteladies Road is within 1 mile of the property and Cribbs Causeway shopping centre is within 5 miles which offers a wealth of further amenities. The Durdham Downs are within 600 yards of the property offering 400 acres of recreational space and other sporting facilities nearby include the Redland green squash and tennis club and Henbury Golf club. The city centre is located some 2.5 miles from the subject property and there are a number of local bus routes which allow easy access to it and in turn to the motorway and national rail network. There are a number of other private schools within close proximity including Clifton College, Clifton High School, BGS and QEH.

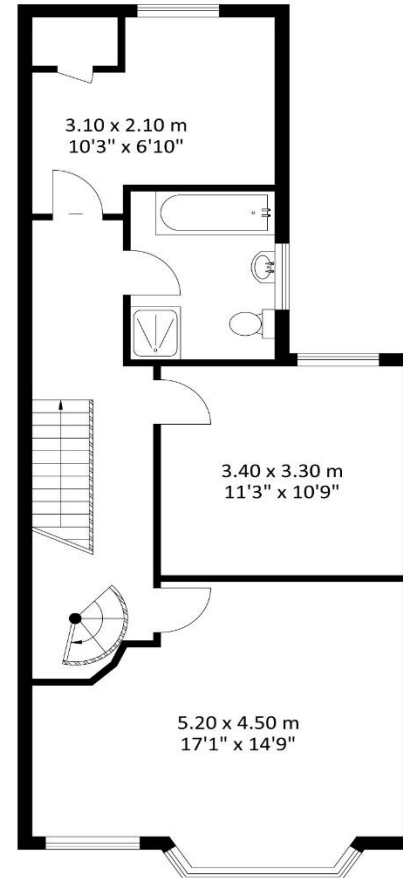


# Halsbury Road, Bristol BS6 7SQ

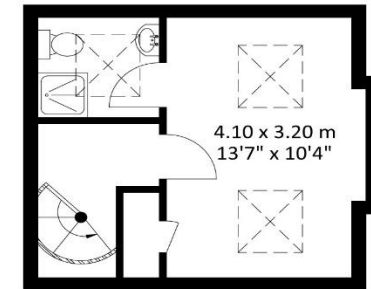
Approx. Gross Internal Area  
1561.09 Sq.Ft - 145.03 Sq.M



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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