



18 Florence Park, Westbury Park

Guide Price £1,195,000

RICHARD
HARDING



18 Florence Park,

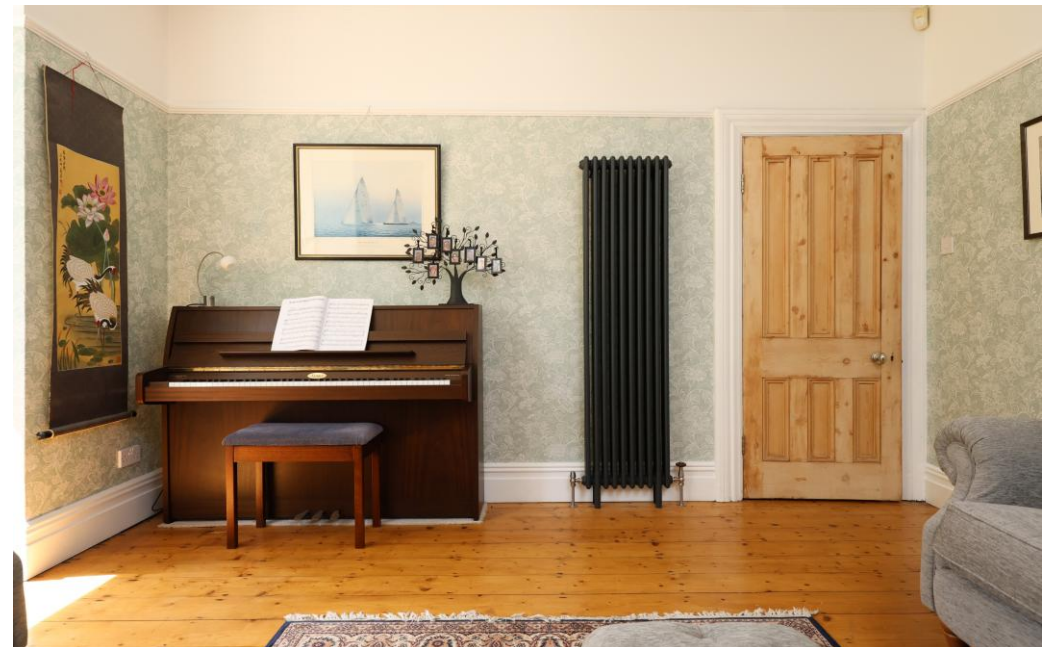
Westbury Park, Bristol, BS6 7LP

RICHARD
HARDING

An inviting, spacious and characterful 5 double bedroom (one with en-suite) Edwardian semi-detached family home with a high standard of presentation and maintenance throughout, enjoying a gorgeous rear garden with access lane.

Key Features

- Situated on one of Westbury Park's most sought after tree-lined roads, Florence Park is ideally located for families, within just 200 metres of Westbury Park school and 800 metres of Redland Green school, as well as being nearby excellent local shops, Waitrose supermarket, the Orpheus Cinema, bus connections and the green open spaces of the Downs and Redland Green park.
- **Ground Floor:** entrance vestibule flows through into a welcoming entrance hallway, gorgeous bay fronted sitting room, reception 2/family room with wide wall opening providing a sociable connection through to the impressive extended kitchen/dining room, separate utility/ground floor wc and an incredibly useful cupboard/side access garden store, perfect for bicycles and garden equipment.
- **First Floor:** split landing, three double bedrooms and a family shower room/wc.
- **Top Floor:** split landing, two further double bedrooms (one with an en-suite), a family bathroom/wc and a recessed storage cupboard.
- **Double glazed sash windows and further upgrades in recent years including a new roof, solar panels with battery storage and re-rendering of the rear of the building, give peace of mind and futureproofing.**
- A much loved period family home in a great location on a neighbourly and peaceful road.





GROUND FLOOR

APPROACH: via a short pathway leading to an attractive covered entrance and main front door to the property, with a front garden beside mainly laid to stone chippings with laurel hedge and low level boundary wall.

ENTRANCE VESTIBULE: high ceilings with ceiling coving, built-in cupboard and original flooring. Part glazed door leading through into:-

ENTRANCE HALLWAY: high ceilings with ceiling coving, exposed stripped floorboards, radiator, staircase rising to first floor landing, dado rail. Doors leading off to sitting room, reception 2/family room and the extended kitchen/dining room. A further door accesses an understairs boot room storage cupboard with built-in shelving and coat hooks.

SITTING ROOM: (16'1" x 14'8") (4.90m x 4.48m) a fabulous bay fronted sitting room with high ceilings, ceiling coving, picture rail, wide box bay to front comprising double glazed sash windows, an attractive open fireplace, exposed stripped floorboards and radiators.

FAMILY ROOM/RECEPTION 2: (13'11" x 13'2") (4.25m x 4.01m) high ceilings with original ceiling coving and picture rail, an attractive feature fireplace with recessed woodburning stove, exposed stripped floorboards. Wide wall opening and contemporary glazed rooflight panel connecting through to the extended kitchen/dining room and providing plenty of natural light through the second reception room. Steps lead down into:-

KITCHEN/DINING ROOM: (22'0" x 14'9") (6.70m x 4.50m) a large sociable extended kitchen/dining space with a modern fitted kitchen comprising base and eye level cream handle-less units with worktops over. Integrated appliances including a double oven, induction hob, dishwasher, tall larder fridge and undercounter freezer. Wood flooring with underfloor heating. Door accessing a recessed utility/cloakroom/wc. Further recessed storage cupboard and bi-folding doors connecting through to rear garden. Windows to rear and side offering a lovely leafy outlook over the rear garden, inset spotlights and a contemporary upright radiator. Door accessing an incredibly useful side return store providing an access straight through from the front to the rear garden, as well as storage for bicycles, garden equipment etc. This space also houses the controls and battery for the solar panels and energy storage.

UTILITY/CLOAKROOM/WC: low level wc, wall mounted wash basin, built-in worktop with plumbing and appliance space for washing machine beneath and built-in storage cupboards over. Tiled flooring and inset spotlights.

FIRST FLOOR

LANDING: a split landing with doors off to two large double bedrooms at the front and off the rear landing doors to bedroom 3 and a family shower room. Staircase continues rising to the second floor landing.

BEDROOM 1: (front) (19'11" x 16'3") (6.08m x 4.96m) an impressive bay fronted room spanning the entire width of the house with wide bay to front comprising double glazed sash windows with further double glazed sash window beside the bay. High ceilings, ceiling coving, picture rail, period style fireplace, radiator and exposed stripped floorboards.

BEDROOM 2: (13'11" x 13'2") (4.25m x 4.02m) a double bedroom with high ceilings, ceiling coving, picture rail, period fireplace, double glazed sash window to rear and a radiator.

BEDROOM 3: (rear) (13'6" x 11'6") (4.11m x 3.51m) a double bedroom with double glazed sash window to rear overlooking rear and neighbouring gardens, and a radiator.

FAMILY SHOWER ROOM/WC: smart family shower room with an oversized corner shower enclosure with dual headed system fed shower, low level wc, wash hand basin set into a pine unit with storage beneath, two small obscured double glazed sash windows to side, tiled floor, part tiled walls, inset spotlights and a wall mounted Worcester gas central heating boiler.

SECOND FLOOR

LANDING: doors off to bedroom 4, bedroom 5 and family bathroom/wc. Further door accesses a useful recessed storage cupboard.

BEDROOM 4: (21'9" x 14'7") (6.64m x 4.44m) a loft converted double bedroom with dormer to side, Velux skylight windows to front and rear, recessed eaves storage cupboard and radiators. Door accessing:-

En-Suite Shower Room/WC: shower enclosure with electric Mira shower, low level wc, small wash basin, Velux skylight window, radiator, extractor fan and a loft hatch.



BEDROOM 5: (rear) (13'0" x 11'7") (3.97m x 3.52m) a double bedroom with double glazed sash window to rear and a radiator.

FAMILY BATHROOM/WC: freestanding clawfoot bath, low level wc, wash hand basin with storage beneath, radiator and double glazed sash window to side.

OUTSIDE

FRONT GARDEN: a small courtyard front garden mainly laid to stone chippings with attractive low level period boundary wall and laurel hedgerow providing privacy.

REAR GARDEN: (approx. 41ft x 27ft) (12.50m x 8.23m) a fabulous level rear garden, wider than many Florence Park gardens and with gated access to a vehicular width rear access lane. The garden is tastefully landscaped and mainly laid to lawn with rich, well stocked flower borders containing various plants and shrubs. There is a paved seating area closest to the property with built-in wood store and stepping stones leading through to the lawn to the rear of the garden where there is a further sun terrace receiving much of the day's sunshine.

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, with a perpetual yearly rent charge of £6.50 p.a. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

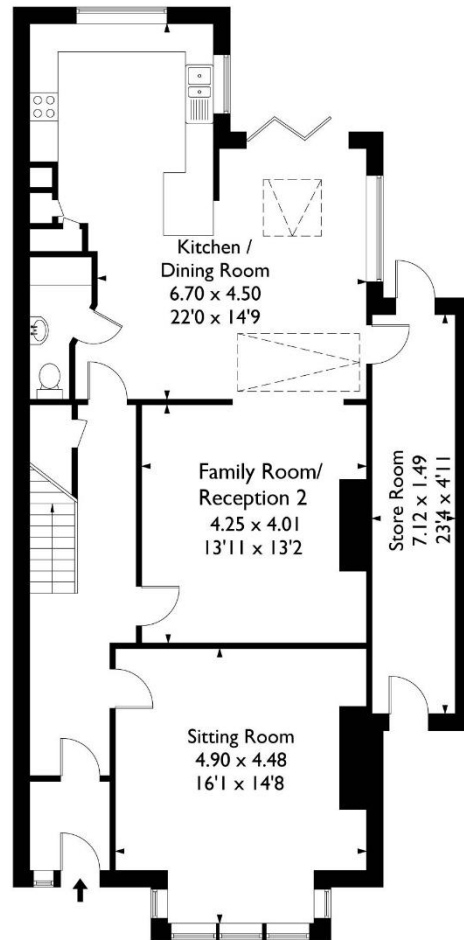
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



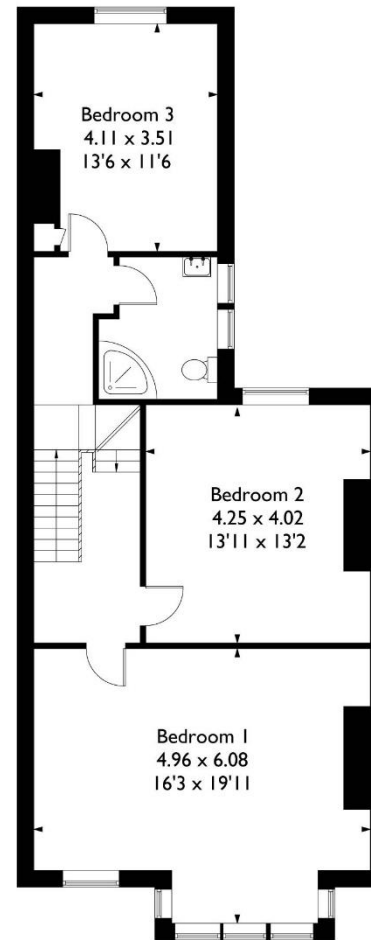


Florence Park, Westbury Park, Bristol BS6 7LP

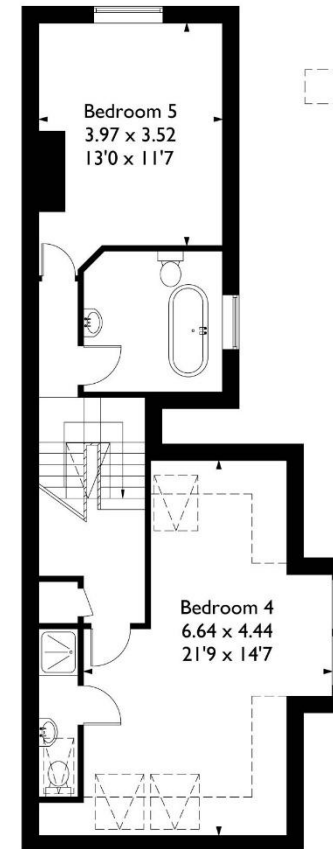
Approximate Gross Internal Area 230.2 sq m / 2477.9 sq ft



Ground Floor



First Floor



Second Floor

Reduced headroom below 1.5m / 5'0"

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.