

DRAFT

12 Oakhurst Road, Westbury-on-Trym

Guide Price £875,000

RICHARD  
HARDING



# 12 Oakhurst Road,

Westbury-on-Trym, Bristol, BS9 3TQ

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A superbly located 4 bedroom semi-detached 1950s house with driveway, storage garage, utility room, conservatory and good sized level rear garden. Arranged over 2 storeys, the property is well located close to Elmlea Primary School and the centre of catchment for Bristol Free School and a short distance from amenities on Stoke Hill and Stoke Lane.

## Key Features

- Situated on Oakhurst Road, a quiet side road leading from Reedley Road in the heart of BS9, within close proximity to Elmlea Primary School and a short stroll from shops and cafes on Stoke Lane and Henleaze Road. University Botanic Gardens, Canford Park and Durdham Downs are also within easy reach, as are bus connections to central areas.
- Arranged over two storeys with a side extension over the garage; nearby houses on this street have extended into the loft and houses of this era offer much potential.
- Driveway parking for two cars in addition to a storage garage for bikes or motorbike.
- A fully enclosed level garden approx. 14m x 9m garden, with private but open aspect to rear.
- In good condition throughout, benefitting from a recently installed (2022) kitchen, full double glazing, a modern gas fired boiler installed in 2024, and Hive heating controls.
- Two bathrooms (one en-suite) with an additional shower room and ground floor cloakroom.





## GROUND FLOOR

**APPROACH:** over the driveway up to square storm porch with outdoor lighting and obscured leaded double glazed windows either side of a upvc double glazed door into:-

**ENTRANCE HALLWAY:** spacious central hallway with straight staircase rising to first floor landing with dado rail, radiator, Virgin Media connection, wood effect flooring, Hive heating controls and a pair of understairs storage cupboards housing electric distribution board.

**SITTING ROOM:** (18'11" x 12'6") (5.76m x 3.82m) squared window bay to front elevation overlooking driveway and street scene views, with upvc double glazed windows, ceiling mouldings, radiator, wood and marble fireplace with gas fire and Virgin media connection.

**DINING/FAMILY ROOM:** (14'6" x 11'7") (4.42m x 3.53m) wood effect flooring continues, ceiling mouldings and radiator. This room flows through to the conservatory and has a wide array of potential uses.

**CONSERVATORY:** (11'5" x 9'4") (3.49m x 2.85m) wood effect flooring continues, a pitched roof conservatory with radiator, upvc double glazed windows on three sides overlooking garden, upvc double doors opening onto garden, television point and ample space for a central dining table.

**KITCHEN:** (18'5" x 7'10") (5.61m x 2.40m) wood effect flooring continues, upvc double glazed doors opening onto rear garden, radiator to side, fully fitted John Lewis kitchen (installed 2022), solid surface pencil edged worksurfaces with upstand on both sides and integrated draining board above stainless steel sink with swan neck mixer tap. Eye level display cabinets and cupboards with underlighting. Undercounter units which include integrated fridge and full size dishwasher. Further integrated double electric oven and 4-ring AEG induction hob with extractor hood over.

**UTILITY ROOM:** (11'3" x 7'5") (3.43m x 2.26m) upvc double glazed window and door to rear elevation overlooking garden. Wooden flooring continues with radiator, roll edged work surface with splashback tiling and integrated Belfast sink with swan neck mixer tap, eye level and undercounter units and space for three side by side kitchen white goods and further space for freestanding fridge/freezer. Wall mounted Viessmann Vitodens condensing boiler (installed 2024) and a pair of doors to cloakroom and garage.

**CLOAKROOM/WC:** ground floor cloakroom with close coupled wc, hand basin with tiled splashback and wall hung mirror, wood flooring continues, radiator, towel rail and extractor fan.

## FIRST FLOOR

**LANDING:** landing with balustrade, dado rail, radiator, loft access hatch (not currently boarded) and six doors leading from it.

**BEDROOM 1:** (19'8" x 12'3") (5.99m x 3.73m) squared window bay to front elevation with double glazed windows and radiator below, dado rail, built-in wardrobes and shelving, telephone point and internal door to:-

**En-Suite Shower Room:** shower cubicle with tiled enclosure, mains fed power shower and extractor fan over, close couple wc, tile effect flooring, radiator, towel rail, square hand basin set into vanity unit with mixer tap over, cupboard below and backlit fixed wall mirror

**BEDROOM 2:** (14'8" x 14'0") (4.46m x 4.27m) upvc double glazed windows with radiator below directly overlooking back garden, television point, extensive built-in wardrobes with sliding mirrored door and further single door to side housing the airing cupboard with hot water cylinder and wood slatted shelving.

**BEDROOM 3:** (15'9" x 7'5") (4.81m x 2.26m) dual aspect room with double glazed windows to front and rear elevations with radiator below the rear window and television point.

**BEDROOM 4:** (9'7" x 7'5") (2.91m x 2.27m) upvc double glazed window to front elevation with radiator below.

**BATHROOM/WC:** obscured upvc double glazed window to rear elevation looking towards garden, tile effect flooring, steel bath with tiled surround and mixer tap, close coupled wc, pedestal hand basin with mixer tap, wall hung mirror with additional mirrored medicine cabinet with open shelving, mains fed heated towel radiator.

**SHOWER ROOM:** a small shower room accessed from the landing the width of a shower cubicle with bi-fold door opening to a tiled enclosure with mains fed power shower and extractor fan.





## OUTSIDE

**DRIVEWAY:** a wide block paved driveway with ample space for at least 2 cars, borders with flowering shrubs and a magnolia tree.

**STORAGE GARAGE:** (8'2" x 7'4") (2.48m x 2.24m) a small storage garage suitable for bikes and/or motorbike with concrete floor, power, lighting and water supply. Accessible from utility room or via wooden double doors.

**REAR GARDEN:** enclosed on three sides by timber fencing, the garden almost equally divided between lawn and patio with railway sleepers dividing the two, with the patio section providing outdoor seating and space for potted plants with the lawn having an attractive planted border with two magnolia trees and camelia. There is also an external power socket, outside lighting and water supply and a timber shed in the far corner. Well suited for family and entertaining with extensive space for garden furniture, barbequing etc.

## 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: 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		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

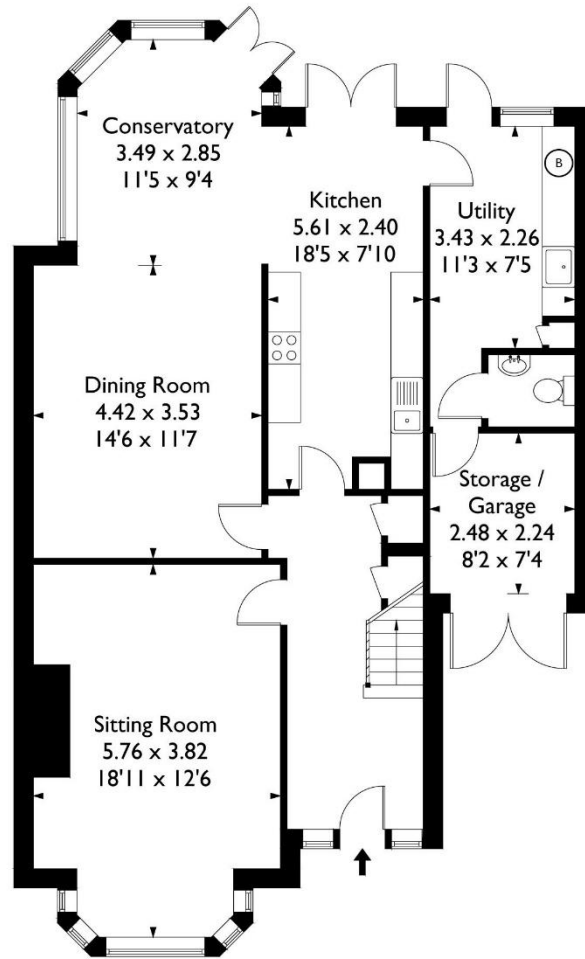
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



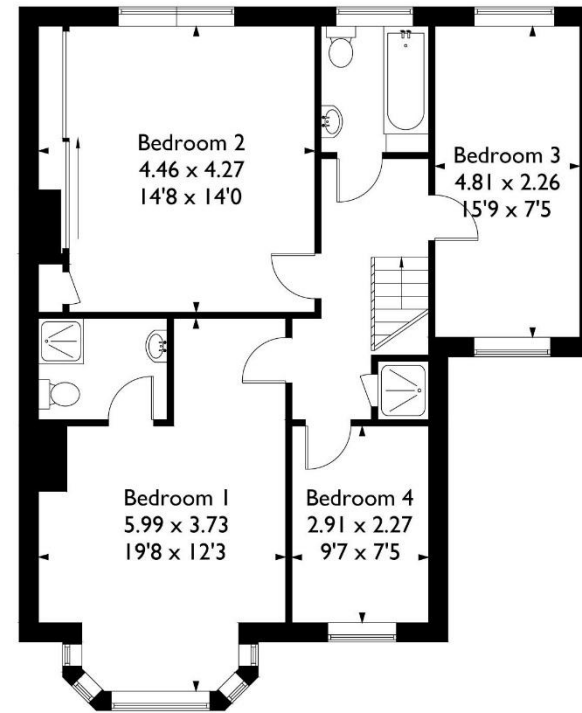


# Oakhurst Road, Westbury on Trym, Bristol BS9 3TQ

Approximate Gross Internal Area 158.60 sq m / 1707.60 sq ft



Ground Floor



First Floor

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.