



MAGGS
& ALLEN

22 ST. ALBANS ROAD
WESTBURY PARK, BRISTOL, BS6 7SJ
Asking Price £795,000

A classic Edwardian mid-terrace residence comprising generous room sizes throughout and character in abundance. Located within the Redland Green School catchment area, and moments from Coldharbour Road.

Approach

Gated approach with re-instated period style brick pathway and courtyard leading to original panelled front door. This Edwardian mid-terrace had the Bath stone refurbished 15 years ago and presents a very handsome building.

Ground Floor

You will be greeted by a classic vestibule which along with the hallway has an array of period features including stunning corning and original staircase. The floorboards have been exposed and make for an inviting entrance into the property.

The lounge and dining room have been opened up to create what is a sizeable lounge/diner with bay window and feature fireplace, in turn providing access to the utility room. An archway at the rear of the room leads back through to the hallway, whereby you will find an understairs storage cupboard.

A utility room accessible through original Crittall doors from the lounge, and additionally from the hallway sits adjacent to a ground floor shower room comprising a three-piece suite including WC, basin and shower enclosure.

The kitchen/breakfast room is located at the very rear of the building and is a well-sized room, with patio doors leading to the decking and garden.

First Floor

A split level landing provides access to each of the bedrooms, as well as the family bathroom with shower-over-bath, WC and basin.

Spanning the width of the building, the master room is particularly impressive; boasting a large bay window and plentiful natural light flooding the space.

Adjacent, bedroom 2 is a well-sized double room with grey carpet, original panelled door and overlooking the courtyard. Two further bedrooms - both well-sized - can be found towards the rear of the property.

External

Accessed from the kitchen via patio doors is a decked area with storage beneath, in turn leading down to the garden. The garden has the benefit from rear access, and is divided between a lawned area with mature borders, and a courtyard leading down the right hand side of the property - all of which is level.

Location

Westbury Park is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting.

Residents enjoy the community feel with local schools, parks, and amenities within easy reach. Coldharbour Road serves as a central hub, offering a vibrant mix of independent shops, cafes, and boutiques.

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 transportation. It's a sought-after destination for those seeking classic charm, community spirit, and modern convenience.

Schools

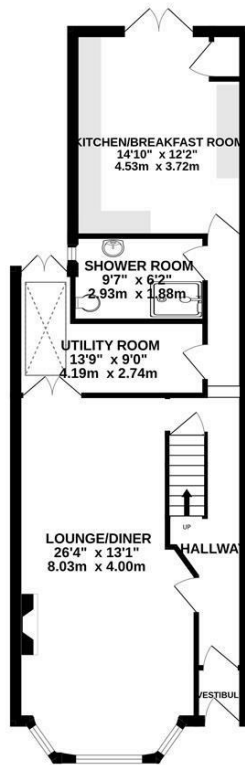
Westbury Park School - Distance: 0.16 miles

Redland Green School - Distance: 0.45 miles

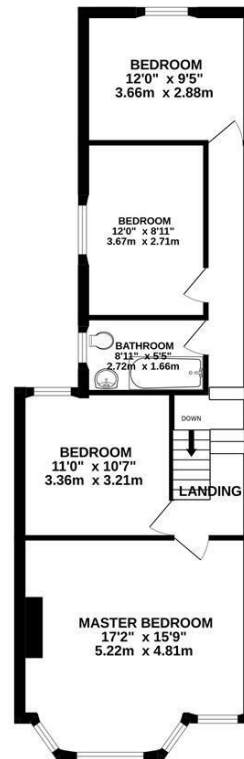
Bishop Road Primary School - Distance: 0.66 miles



GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
744 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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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- A classic Edwardian mid-terrace residence
- Redland Green School catchment area
- Open-plan lounge/diner
- Separate kitchen/breakfast room with access to garden
- Four bedrooms with scope to convert loft subject to necessary permissions
- Original features retained in places
- Two bathrooms

Guide Price: £795,000

Tenure: Freehold

Council Tax Band: D

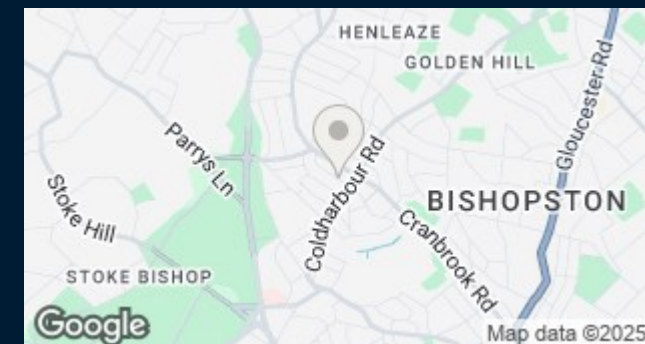
EPC Rating: D

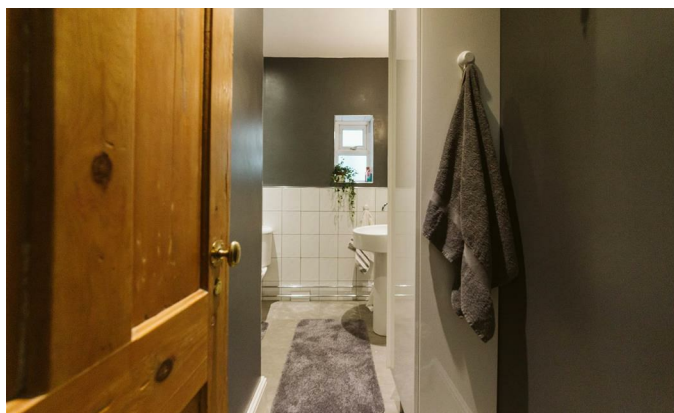
Local Authority: Bristol City Council

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. Please contact the office to confirm any details.





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