



35 Sefton Park Road, St Andrews
Guide Price £795,000

RICHARD
HARDING



35 Sefton Park Road,

St Andrews, Bristol, BS7 9AN

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A stylish and inviting 4 bedroom (one with en-suite), Victorian family home situated in a sought-after and neighbourly road close to St Andrews Park. Further benefitting from 2 reception rooms, kitchen/dining room and a lovely, well-stocked 36ft x 17ft rear garden.

Key Features

- **Superb location** within just yards of the local Sefton Park Primary School and the green open spaces of St Andrews Park. Gloucester Road with its array of independent shops, cafe and restaurants, as well as bus connections to the city centre. The newly opened Ashley Down train station is also a short walk away providing rail connections to Bristol Temple Meads and beyond.
- **Ground Floor:** entrance vestibule flows through into entrance hallway with understairs storage and cloakroom wc, bay fronted sitting room with double glazed sash windows, reception 2 with glazed extension providing useful storage and utility space with bi-fold doors accessing rear garden, superb sociable kitchen/dining room, also accessing the rear garden.
- **First Floor:** split landing, principal double bedroom with recently installed en-suite shower room, bedroom 2, bedroom 4 and family bathroom.
- **Second Floor:** loft converted double bedroom with lovely views over rooftops of the surrounding area.
- **Outside:** enclosed courtyard front garden and superb 36ft x 17ft lawned, level rear garden with westerly aspect inviting plenty of afternoon and evening sunshine.
- **Extensively improved by the current owners, this much loved family home has a lovely atmosphere, a fresh and tasteful interior with much period character.**





GROUND FLOOR

APPROACH: via garden gate and pathway leading up to the main front door of the house. Beside the pathway is a pretty, low maintenance courtyard garden.

ENTRANCE VESTIBULE: high ceilings, dado rail, tiled floor and part glazed original period door which leads through to the:-

ENTRANCE HALLWAY: high ceilings, original stripped wood floorboards, radiator, staircase rising to first floor landing with wall panelling, understairs storage cupboards and understairs cloakroom/wc. Doors leading off to sitting room, reception 2/family room (which in turn leads through to utility) and further door accesses the kitchen/dining room.

SITTING ROOM: (15'5" x 13'0") (4.70m x 3.95m) lovely, bright bay fronted sitting room with working shutters (shutters installed 2023). High ceilings, original stripped floorboards. Feature tiled fireplace with wood surround, mantel and tiled hearth. The bay comprises 4 double glazed sash windows with attractive stained glass panels over. TV and Cable point and a radiator.

RECEPTION: (13'3" x 11'0) (4.04m x 3.36m) high ceilings with original ceiling coving, picture rail, open tiled fireplace with wood surround and tiled hearth, original exposed stripped floorboards and a radiator. Bespoke aluminium Origins glass door opening through to:-

UTILITY: (13'1" x 6'0") (4.0m x 1.83m) lovely bright space connecting the 2nd reception room through to the garden with a glazed roof, bi-folding doors to the rear and built-in storage units with plumbing and appliance space for washing machine. Feature exposed brick wall and timber floorboards.

KITCHEN/DINING ROOM: (25'11" x 9'10") (7.89m x 3.00m) lovely large, sociable kitchen/dining room with a hand built shaker style kitchen comprising base level cupboards and drawers and wood block worktop over with inset 1½ bowl sink and drainer unit. Integrated appliances include Neff electric oven and heated drawer beneath with 5 ring gas hob over. Plumbing and appliance space for a dishwasher and American style fridge/freezer. Kitchen area has dual aspect windows to rear and side overlooking pretty rear garden as well as a part glazed door accessing the garden. To the dining area there are 2 large sash windows to side providing borrowed natural light through from the utility room, radiator, exposed stripped floorboards, wall mounted Worcester combi boiler (installed June 2026) and ample space for dining furniture.

CLOAKROOM/WC: low level wc, corner wash handbasin with tiled splashback, inset spotlight and extractor fan.

FIRST FLOOR

LANDING: staircase continues up to second floor and a split landing with doors off to bedrooms 1 and 2 at the front, and bedroom 4 and the family bathroom to the rear.

BEDROOM 1: (16'10" x 15'3" including en-suite) (5.14m x 4.64m) lovely large double bedroom with a wide bay to front comprising 4 double glazed sash windows with shutters and a radiator. Substantial built-in custom wardrobes, providing plenty of storage. Doors accessing wardrobe and further door accessing:-

En-Suite Shower Room/WC: a smart en-suite shower room with shower, sink and wc, plus window to front elevation.

BEDROOM 2: (13'3" x 11'0) (4.04m x 3.36m) double bedroom with high ceilings, carpeted flooring, radiator, built-in storage cupboard to chimney recess and large double glazed sash window to rear offering open outlook over rear and neighbouring gardens.

BEDROOM 4: (10'2 x 6'11") (3.10m x 2.10m) pretty bedroom, currently being used as an office, with double glazed sash window to rear offering similar outlook as bedroom 2, radiator.

BATHROOM/WC: white suite comprising freestanding bath, separate shower cubicle with wall mounted shower head and curved shower rail, low level wc, pedestal wash basin, two electric Velux skylights, heated towel rail and storage cupboard.

SECOND FLOOR

LANDING: a small Velux skylight window provides plenty of natural light down through the staircase. Door accesses:-

BEDROOM 3: (12'2" x 13'4") (3.70m x 4.06m) loft converted double bedroom with recently upgraded and insulated roof coverings, plenty of natural light provided by the 4 Velux skylight windows to rear with wonderful cityscape view over rooftops, radiator and two low level hatches accessing eaves storage space.



OUTSIDE

FRONT GARDEN: small courtyard front garden mainly laid to paving with low level boundary walls, a flower border containing shrubs and a garden gate with a pathway leading to the main front door.

REAR GARDEN: (36'0" x 17'0") (10.96m x 5.18m) level lawned rear garden with attractive period boundary walls and a peaceful, leafy feel with a westerly aspect attracting much of the afternoon and evening sunshine. Well-stocked with plant life including various shrubs and fruit trees. Garden shed and paved seating area, outdoor tap and a paved side return courtyard.

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 £3.10s.0d p.a. This information should be checked with your legal adviser.

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

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		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

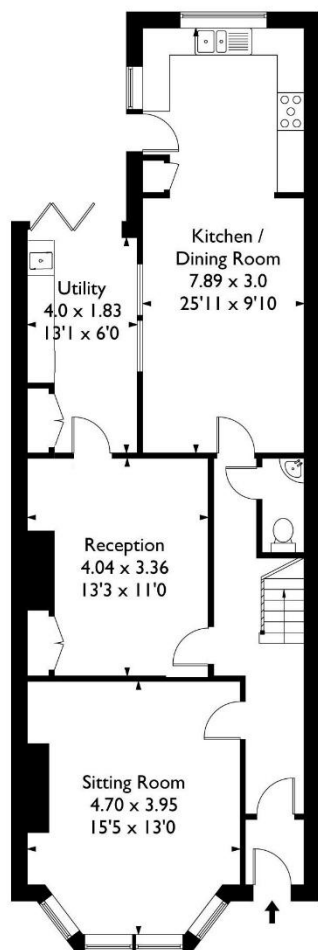
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



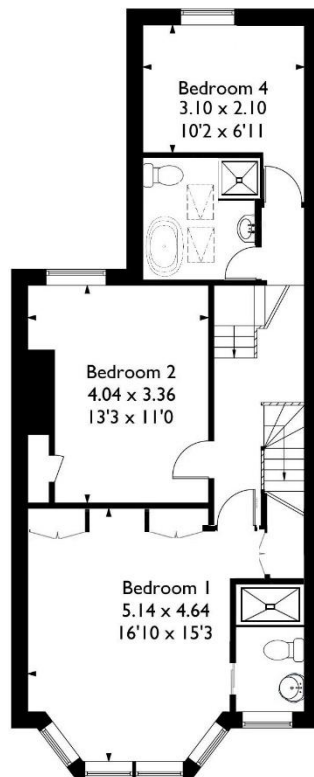


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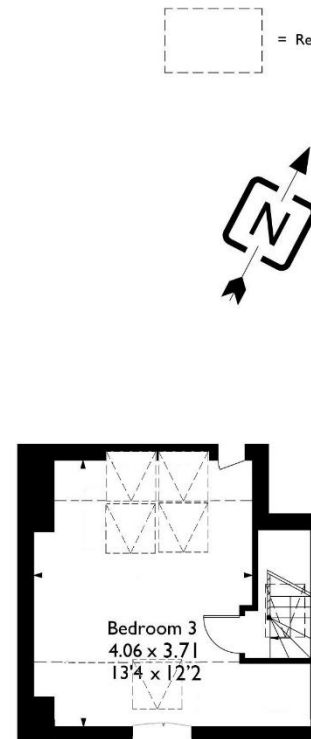
Approximate Gross Internal Area 161.80 sq m / 1741.40 sq ft



Ground Floor



First Floor



Second 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.