



32 Downs Park East, Westbury Park

Guide Price £1,100,000

RICHARD
HARDING



32 Downs Park East,

Westbury Park, Bristol, BS6 7QD

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An elegant and well-proportioned 5/6 bedroom, 3 bath/shower room, end terrace Edwardian family home located close to the Downs in Westbury Park, further benefitting from off-street parking and level lawned rear garden.

Key Features

- Situated on a highly regarded road within the neighbourly community of Westbury Park, extremely convenient for the independent shops, cafes and restaurants of North View, as well as Waitrose supermarket.
- **Ground Floor:** entrance vestibule, hallway, drawing room, dining room, kitchen/breakfast room, utility, cloakroom/wc.
- **First Floor:** split level landing, bedroom 1 with en-suite shower room/wc, 2 further double bedrooms, family bathroom/wc.
- **Second Floor:** split level landing, 2 double bedrooms, bedroom/laundry room (5/6 bedrooms in total), additional bathroom.
- **Outside:** off-street parking to the front of the property and level lawned garden with useful side access.
- Double glazed windows and gas central heating.
- A charming and generously proportioned family home retaining much period character in an enviable and convenient location.





GROUND FLOOR

APPROACH: from the pavement, proceed up the paved pathway where the entrance door can be found immediately ahead.

ENTRANCE VESTIBULE: hardwood front door with obscured glazing and fanlight above. Tall ceilings, ceiling light point, cornicing, space for coats and shoe storage. Period tiled flooring, deep moulded skirting boards, stripped wooden door with stained glass panelling opening to:-

ENTRANCE HALLWAY: a welcoming entrance hallway with tall ceilings, cornicing, two ceiling light points, picture rail, dado rail, understairs storage cupboards, radiator, deep moulded skirting boards. Doors radiating to:-

SITTING ROOM: (16'1" x 16'0") (4.91m x 4.88m) large bay fronted reception room with tall ceilings, coving, picture rail, log burning stove with stone surround and tiled hearth. Four double glazed sash windows to the front elevation, stained glass window to side elevation, ceiling light point, three wall light points, radiator, engineered wooden flooring, deep moulded skirting boards. Large square opening accessing:-

DINING ROOM: (14'2" x 13'0") (4.32m x 3.97m) tall ceilings with ceiling light point, coving, picture rail, wood burning stove with wooden surround and tiled hearth. An array of double glazed windows plus access door leading out to the rear garden. Two wall light points. Built-in cabinetry with shelving above, radiator, deep moulded skirting boards, engineered wooden flooring. Further door leading back out to the hallway.

KITCHEN/BREAKFAST ROOM: (22'5" x 10'3") (6.82m x 3.13m) a sociable family kitchen/breakfast space fitted with a matching range of wall, base and drawer units with wooden worktop over and inset 1½ bowl stainless steel sink with mixer tap over. Integrated appliances include Bosch dishwasher, Britannia range cooker with extractor over and tiled surrounds. Space for upright fridge/freezer. Breakfast area with space for breakfast table and chairs, built-in period cabinetry. Inset ceiling downlights throughout, ceiling coving, double glazed windows to side elevation. French doors providing access out to the rear garden. Wood-effect flooring throughout. Further door opening to:-

UTILITY ROOM: (10'3" x 6'3") (3.13m x 1.90m) matching range of wall and base units, Belfast sink with mixer tap over. Appliance space for freezer, washing machine and tumble dryer. Wall mounted Vaillant boiler, radiator, inset ceiling downlights, double glazed windows to side and rear elevation, tile-effect vinyl flooring, skirting boards.

CLOAKROOM/WC: a white suite comprising low level wc, corner wash hand basin with tiled splashback, ceiling light point, radiator, extractor fan, moulded skirting boards and wood effect flooring.

FIRST FLOOR

LANDING: split level landing with two ceiling light points, radiator, dado rail, moulded skirting boards. Stairs ascending to second floor landing. Doors radiating to:-

BEDROOM 1: (20'9" x 16'1") (6.32m x 4.91m) tall ceilings with ceiling coving, two ceiling light points, picture rail. Four double glazed period sash windows to the front elevation, door leading to small balcony. Bespoke fitted wardrobes with a variety of hanging rails, shelving and cabinetry above. Period fireplace with painted surround, tiled insets and hearth. Two radiators, deep moulded skirting boards. Door to:-

En-Suite Shower Room/wc: white suite comprising low level wc, wash hand basin set on vanity unit, large shower enclosure with system-fed shower over, curved shower screen, tiled surrounds, ceiling light point, picture rail, extractor fan, double glazed window to side elevation, wall mounted towel radiator, tile-effect vinyl flooring, moulded skirting boards.

BEDROOM 2: (13'3" x 10'2") (4.05m x 3.10m) double bedroom with ceiling light point, double glazed windows overlooking rear elevation, picture rail, radiator, moulded skirting boards.

BEDROOM 3: (14'2" x 13'3") (4.32m x 4.05m) double bedroom with two double glazed windows overlooking rear elevation, ceiling light point, picture rail, moulded skirting boards, feature fireplace with wooden surround.

BATHROOM/WC: white suite comprising low level wc, wash hand basin set on vanity unit, panelled bath with system-fed shower over, inset ceiling downlights, two double glazed windows to side elevation, chrome towel radiator, tiled surrounds, tile-effect vinyl flooring, skirting boards.

SECOND FLOOR

LANDING: split level landing with large Velux skylight, ceiling light point plus additional ceiling downlights, small built-in cupboard with shelving, additional storage cupboard. Doors radiating to:-



BEDROOM 4: (21'3" x 16'1") (6.47m x 4.91m) a large double bedroom with four double glazed windows overlooking the front elevation with glimpses of the Downs. Tall ceilings with ceiling light points, cast iron feature fireplace, radiator, an array of bespoke fitted wardrobes plus cabinetry. Moulded skirting boards.

BEDROOM 5: (13'8" x 13'3") (4.17m x 4.05m) double bedroom with double glazed window to rear elevation, ceiling light point, cast iron feature fireplace, radiator. Loft access hatch with pull-down ladder, moulded skirting boards.

BEDROOM 6/LAUNDRY ROOM: (10'7" x 9'9") (3.23m x 2.97m) currently arranged as a laundry room with inset ceiling downlights, MegaFlow water cylinder, double glazed window to side elevation, radiator, skirting boards, laminate wooden flooring.

BATHROOM/WC: white suite comprising low level wc, pedestal wash hand basin, panelled bath with system-fed shower over, inset ceiling downlights, obscure double glazed windows to side elevation, shaver socket, extractor fan, wall mounted towel radiator, tiled flooring skirting boards.

OUTSIDE

FRONT GARDEN/PARKING: laid to block paving providing off-street parking for one vehicle. Dwarf brick wall plus iron railings and hedging to the boundaries.

REAR GARDEN: paved patio accessed from the kitchen/breakfast room and dining room. A useful space with side access gate. Wooden shed enclosure, two outside lights, a variety of shrubs and hedges to the borders. This leads onto a level lawn with wooden shed, deep borders housing a variety of mature trees, shrubs and plants including a pretty Acer tree. Seating area laid to chippings. Outside tap. The garden has a good degree of privacy and is fully enclosed by a mixture of brick wall, feather-edged fencing plus trellising.

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: F

PLEASE NOTE:

- 1. **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.

- 2. **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>
- 3. The photographs may have been taken using a wide angle lens.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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		
55-68	D	58 D	70 C
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.





Downs Park East, Westbury Park, Bristol BS6 7QD

Approximate Gross Internal Area 236.30 sq m / 2543.60 sq ft



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.