



8 Linden Road, Westbury Park
Guide Price £995,000

RICHARD
HARDING



8 Linden Road,

Westbury Park, Bristol, BS6 7RL

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A stylish and bright 5/6 bedroom family home with over 2,300 sq. ft. of accommodation, a wonderful extended kitchen and private rear garden. Located close to the local shops of Westbury Park and within 750m of Redland Green School.

Key Features

- Impressive, well-arranged accommodation over three floors with good-sized rooms throughout.
- Modern, fresh and bright interior with a good-sized rear garden.
- Superb location on the borders of Redland and Westbury Park, ideal for families and within easy reach of local shops, cafés, Waitrose, the Orpheus Cinema, excellent bus connections, Redland Green and The Downs.
- Superb family home offered to the market with no onward chain.





GROUND FLOOR

APPROACH: approached via a front garden laid to block paving, currently used by the present and previous owners for off-road parking (please note this is informal parking as the kerb has not been officially dropped). A pathway leads to the main entrance door.

ENTRANCE VESTIBULE: natural light provided by an attractive window to the front elevation. Door opening into:-

ENTRANCE HALLWAY: a wide, welcoming entrance hallway with staircase rising to the first floor landing and doors leading to the sitting room, extended kitchen/dining room and reception two/study.

SITTING ROOM: (17'10" x 14'7") (5.43m x 4.45m) a beautiful bay-fronted reception room with high ceilings and a wide box bay comprising double glazed windows fitted with working wooden shutters. Attractive fireplace with built-in bookcases and storage to the chimney recesses, radiator and ample space for seating.

KITCHEN/DINING ROOM: (14'7" x 12'6" + 13'4" x 11'3") (4.44m x 3.80m + 4.07 x 3.43) a fabulous extended family kitchen and dining space, beautifully designed for modern living. The kitchen is fitted with a comprehensive range of gloss cream handleless base and eye level units with granite work surfaces over and a central island incorporating an overhanging breakfast bar. A couple of steps lead down into the generous dining area, featuring an impressive glazed rear elevation with doors opening onto the rear garden and skylight windows flooding the room with natural light. Doors lead through to the reception two/study, whilst further doors from the dining area provide access to the utility room, downstairs cloakroom and boiler cupboard.

RECEPTION 2/STUDY: (14'2" x 9'0") (4.32m x 2.75m) a versatile second reception room ideal as a home office, children's playroom, music room or snug. Skylight windows, radiator and door returning to the entrance hallway.



FIRST FLOOR

LANDING: spacious landing with doors leading to bedroom one, bedroom two, bedroom six/study and the family bathroom.

BEDROOM 1: (17'11" x 12'11") (5.46m x 3.94m) a superb principal bedroom with wide box bay window to the front elevation, feature fireplace, built-in wardrobes to both chimney recesses, radiator and door leading to:-

Ensuite Shower Room/WC: modern suite comprising shower enclosure, low level WC and wash hand basin.

BEDROOM 2: (12'8" x 10'6") (3.86m x 3.20m) a comfortable double bedroom with built-in storage, window overlooking the rear garden and radiator.

BEDROOM 6/STUDY: (9'4" x 9'0") (2.85m x 2.75m) ideal as a nursery, home office or sixth bedroom, with fitted desk and cabinetry, window to the front elevation and radiator.

FAMILY BATHROOM: a smart contemporary bathroom fitted with a double-ended bath, corner shower enclosure, low level WC, wash hand basin and window overlooking the rear garden.

SECOND FLOOR

LANDING: landing with doors leading to three further bedrooms, a shower room and useful loft storage area.

BEDROOM 3: (15'11" x 7'10") (4.86m x 2.39m) double bedroom with window overlooking the rear garden, built-in storage and radiator.

BEDROOM 4: (15'6" x 10'11") (4.73m x 3.33m) double bedroom with dormer window to the front elevation, built-in storage cupboard and radiator.



BEDROOM 5: (12'6" x 6'9") (3.82m x 2.07m) single bedroom with window overlooking the rear garden.

SHOWER ROOM: useful shower room fitted with shower enclosure, low level WC and wash hand basin.

STORAGE AREA: useful recessed storage area to the front of the property, ideal for suitcases and additional household storage.

OUTSIDE

FRONT GARDEN/INFORMAL PARKING: the front garden is laid to block paving and has been used by both the current and previous owners for off-road parking. Please note this arrangement is informal as the kerb has not been officially dropped.

REAR GARDEN: a delightful rear garden with a paved seating area immediately adjoining the property, enclosed by fenced boundaries. There is an outside tap, gated pedestrian rear access onto a lane behind and an attractive artificial lawn providing a low-maintenance outdoor space.

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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

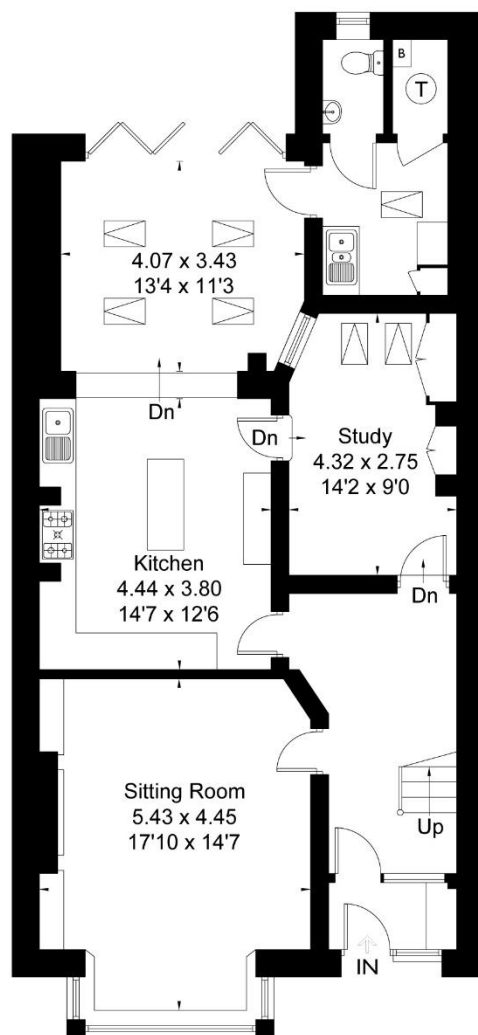
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



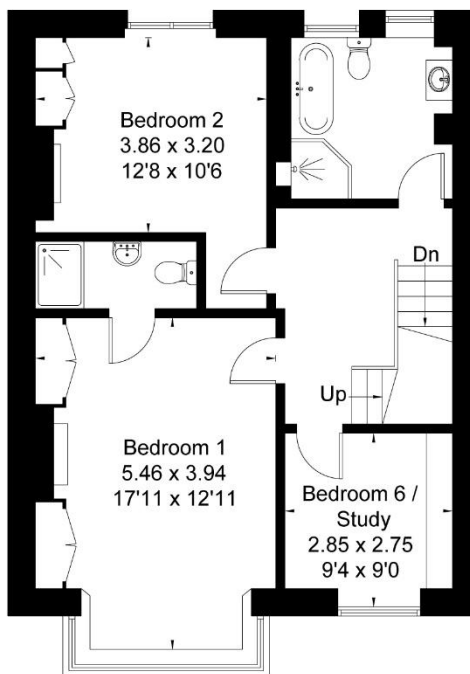


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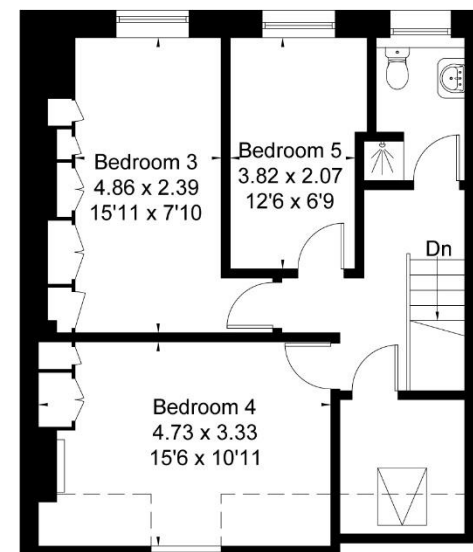
Approximate Area = 215.6 sq m / 2321 sq ft
Including Limited Use Area (4.5 sq m / 48 sq ft)



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 257546