



22 St Oswalds Road, Redland

Guide Price £1,150,000

RICHARD
HARDING



22 St Oswalds Road,

Redland, Bristol, BS6 7HT

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Located on one of Redland's most desirable roads and backing directly onto Redland Green Park; a well-appointed and extended, 4 double bedroom, 2 bath/shower room, semi-detached family home with off-street parking for two cars, single garage and 70ft rear garden.

Key Features

- Enjoying a wonderful leafy location on an exceptionally quiet road within 500 metres of Redland Green Secondary School and Westbury Park Primary School. Just 25 metres up the road a pathway gives access to the park which provides a lovely green space including children's play park. On the fringe of Redland Green Park is Redland Tennis/Squash Club and separate Bowling Club. Nearby shops on Coldharbour Road as well as a Waitrose, together with the Orpheus Cinema and a whole host of restaurants and coffee shops.
- During our vendor client's ownership, the house has been greatly improved with the creation of a semi open-plan kitchen/breakfast room flowing beautifully to the mature garden.
- Entranced to the side, there is a reception hall with stairs ascending to the first floor landing. At the front of the house there is a sitting room with virtually full width bay window. At the rear, a shaker style kitchen/breakfast room with shaker style units, granite worktops, range cooker and integrated appliances. From here, a wide wall opening to the aforementioned triple aspect extension with bi-folding doors.
- On the first floor, via a part galleried landing there are three bedrooms (one with en-suite shower room) and family bathroom. On the second floor, a further dormer bedroom with large window affording lovely views over the garden towards the tree-lined Redland Green Park. Our vendor client has recently replaced the majority of the roof leaving the area around the bay on the assumption that the incoming purchaser might wish to further maximise the view, subject to first obtaining the necessary consents.
- Externally, there is off-street parking to the front for two cars side by side and a single garage. The rear garden is 70ft in length with the first half being level and the latter half tiered and featuring a timber deck perched directly above Redland Green Park. Enclosed by timber fencing with sections of lawn, garden pond, garden shed and well-stocked borders featuring an array of mature plants and shrubs. The rear garden is accessible from the front via a side pathway.





GROUND FLOOR

APPROACH: a brick paved pathway leads alongside the house to an open-fronted porch with external wall light. Panelled door opens to:-

RECEPTION HALL: engineered oak flooring, pair of obscure glazed windows to either side of the front door, two floor cupboards housing mains switchboard and gas meter with granite shelves above. Moulded skirtings, radiator, ceiling light point. Staircase with handrail ascending to the first floor. Arched doorway through to the open plan kitchen/dining/sitting room. Panelled door with moulded architraves opens through to:-

CLOAKROOM: housing wall mounted Vaillant gas fired combination boiler, solid wooden worktop surface, space and plumbing for washing machine, moulded skirtings, ceiling light point, coat hooks, raised height shelf.

LIVING ROOM: (13'0" x 11'11") (3.95m x 3.63m) having a virtually full width bay window to the front elevation comprising six casement windows with leaded light overlights and half-height plantation style shutters. Ornate brick fireplace with open fire and tiled hearth. Engineered oak flooring, picture rail, two radiators, ceiling light point.

KITCHEN/DINING/SITTING ROOM: (21'1" x 14'5") (6.43m x 4.39m) measured as one and loosely divided as follows:-

Kitchen/Dining Area: comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, glazed display cabinet, shelving and wine rack. Roll edged granite worktop surfaces with matching upstands and pelmet lighting, undermount Belfast style sink with swan neck mixer tap over. Island unit with solid wooden worktop surface and breakfast bar. Integral Smeg gas/electric range cooker set into chimney breast and tessellated tiled surround, extractor and an ornate mantelpiece. Integral tall fridge/freezer, dishwasher and microwave. Large window overlooking the rear garden and further window to the side elevation. Engineered oak flooring with underfloor heating and wall mounted digital thermostat control, ceiling light downlights, two ceiling light points. Wide wall opening through to:-

Sitting Area: having an open-vaulted extension with raised height triangular window and powder coated aluminium bi-folding doors overlooking and opening externally to the rear garden with views across Redland Green. Further window to the side elevation, engineered oak flooring, radiator, various book shelving, additional vertical radiator, four wall light points, inset ceiling downlights.



FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with turning open-tread staircase ascending to the second floor, two ceiling light points. Doors with moulded architraves open to:-

BEDROOM 1: (14'7" x 11'2") (4.45m x 3.41m) four casement windows with overlights and plantation style shutters to the rear elevation, looking across the garden towards Redland Green. Wall-to-wall built-in wardrobes with cupboards above. Radiator and ceiling light point. Panelled door with moulded architraves opens to:-

En-Suite Shower Room/WC: large walk-in style shower with low level shower tray, shower screen, fully tiled surround, wall-mounted shower unit, handheld shower attachment and an overhead waterfall style shower. Washstand with mixer tap, splashback tiling and double-opening cupboard below. Low level flush wc. Tiled flooring with underfloor heating, heated towel rail/radiator, two casement windows with overlights to the rear elevation, inset ceiling downlights, extractor fan.

BEDROOM 2: (13'0" x 11'11") (3.96m x 3.64m) virtually full width bay window to the front elevation with leaded light overlights enjoying a pleasant outlook over this tree-lined street. Radiator, picture rail, ceiling light point.

BEDROOM 3: (10'11" x 8'4") (3.34m x 2.55m) window with leaded light overlight to the front elevation with pleasant outlook over this tree-lined street. Radiator, ceiling light point, fitted bookshelving.

FAMILY BATHROOM/WC: P-shaped bath with shower screen, hot and cold water taps, fully tiled surround, wall mounted electric shower and handheld shower attachment. Washstand with mixer tap and double opening cupboard below. Low level flush wc. tiled flooring with underfloor heating, obscure glazed windows to the side elevation, heated towel rail/radiator, moulded skirtings, inset ceiling downlights, extractor fan.



SECOND FLOOR

LANDING: staircase rises from the first floor landing. Panelled door opens to:-

BEDROOM 4: (13'11" x 10'0") (4.45m x 3.04m) large dormer style window to the rear elevation overlooking the garden towards Redland Green. Engineered oak flooring, built-in wardrobes, radiator, ceiling light point. Useful storage cupboards.

OUTSIDE

OFF-STREET PARKING: brick paved driveway parking for two vehicles. Access to:-

SINGLE GARAGE: (17'0" x 8'6") (5.18m x 2.59m) double opening metal doors, light and power connected, fitted shelving.

REAR GARDEN: immediately to the rear of the house is a paved patio with ample space for garden furniture, potted plants and barbecuing etc. Useful pedestrian side gate giving access back to the front of the house. There is then a level section of lawn with deep shrub borders featuring an array of mature shrubs and established apple trees. Higher wooden trellised arch. A second section of garden which gently slopes and is again laid to lawn and containing more apple trees and shrub borders. At the tail-end of the garden there is a timber decked sitting out area with ample space for garden furniture that is perched over Redland Green. Beyond here, and accessed via steps, a section of easy maintenance garden, garden pond and stone chipped border.

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		70 C
55-68	D	56 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.



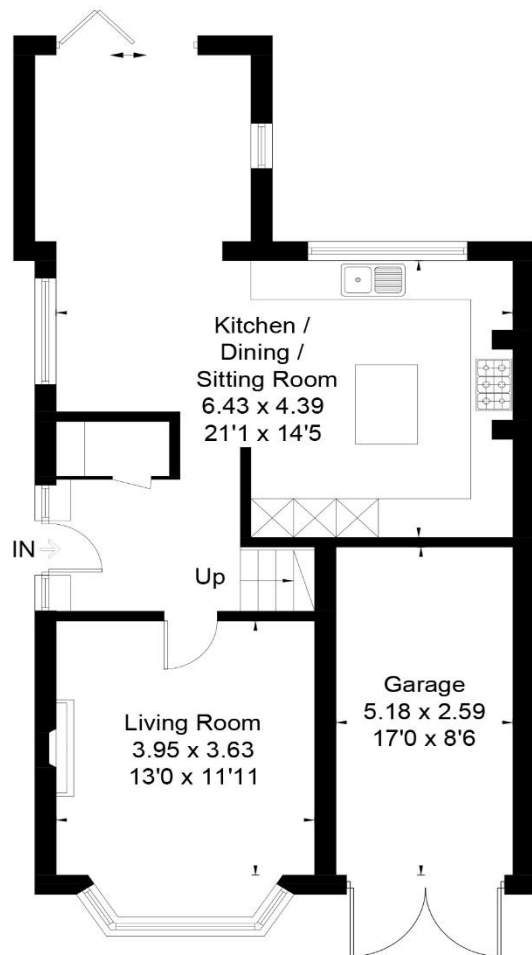


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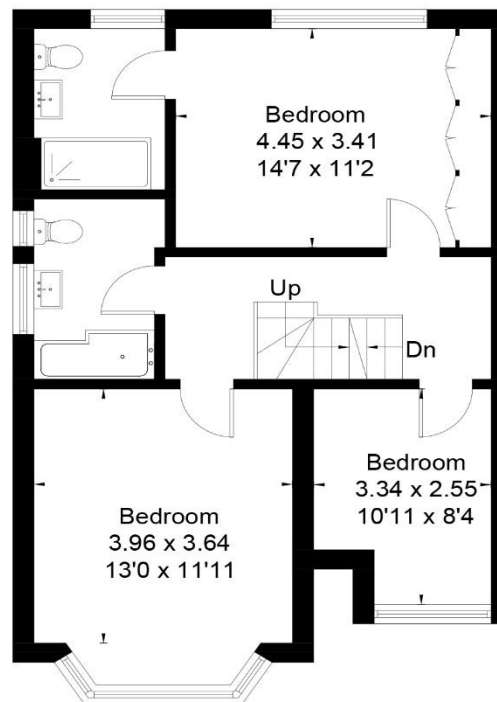
Approximate Floor Area = 136.2 sq m / 1466 sq ft

Garage = 12.9 sq m / 138 sq ft

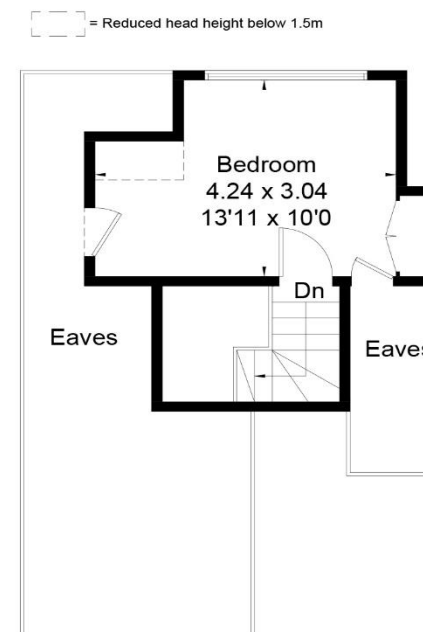
Total = 149.1 sq m / 1604 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109746