

St. Albans Road, Westbury Park, Bristol

A very well-presented Victorian family house with garden situated in the centre of this popular area of Westbury Park.

Location

St Albans Road is situated in an ideal location for shops, the iconic Durdham Downs, and primary and secondary schools. Several independent shops including a bookshop, butchers, fishmongers, a deli, fromagerie, Waitrose, an excellent cinema, and restaurants including Little French and Prego are all less than 0.25 miles away. The property is within the Westbury Park catchment and Bristol Free School and nearby private schools include Badminton School for girls and Redmaids' High School.

Description

The property is an excellent Victorian family house with all period features retained including moulded ceiling cornices, original staircase, and old pine panelled doors. The present owners purchased the property in 2021 and have since carried out a number of improvements, and attractively redecorated the interior. The majority of floorboards have been professionally stripped, a Roger Oates runner installed and the majority of radiators replaced. The front elevation, front door and front-facing windows have been recently painted and windows restrung.

The light accommodation is arranged over three floors. The entrance vestibule has a tessellated floor and opens into the staircase hall. The very comfortable and elegant sitting room has a central fireplace and bay window. The dining room with original fireplace opens to the rear garden, as does the breakfast kitchen. Integrated appliances in the well fitted kitchen include a Britannia range gas cooker, dishwasher and fridge/freezer.

On the first floor, off the gallery landing, the generously sized principal bedroom has a bay window. There are two further double bedrooms and the family bath/shower room. The second floor has a double bedroom and a Jack and Jill shower room.

The front garden is walled and laid to gravel, and stone paving. The split level rear garden is completely enclosed, partly by an old brick wall. At the lower level outside the kitchen and dining room is a lawn and a brick style base which provides an ideal area for entertaining. There are borders with shrubs and lavender. The upper level is laid to hardcore where there is a timber garden shed.



4

2

2



Property information

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax Band: D

EPC: E

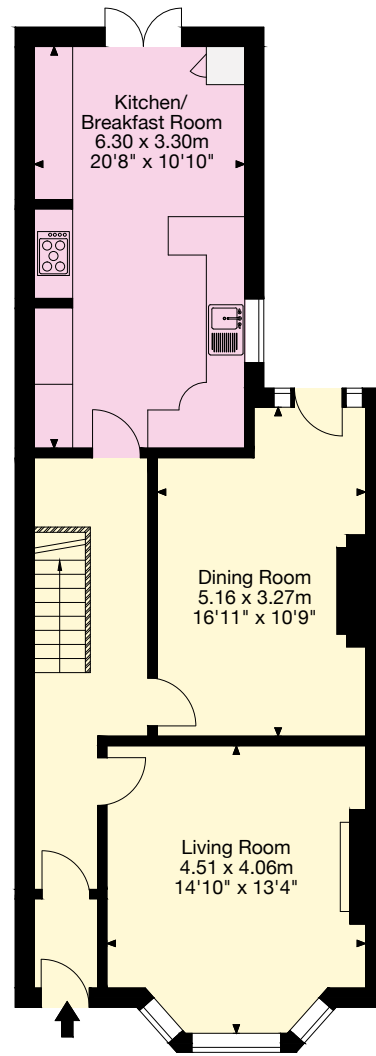


Approximate Gross Internal Floor Area

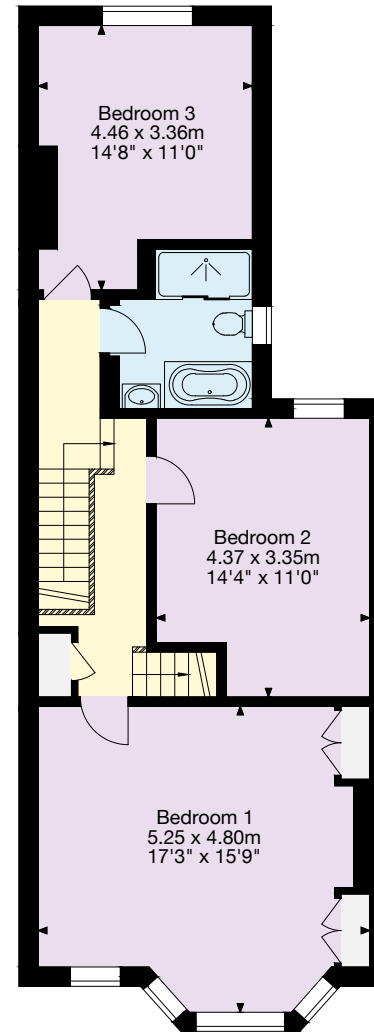
Total Area = 166 sq m / 1,786 sq ft

(Incl. Areas of Restricted Height and Eaves)

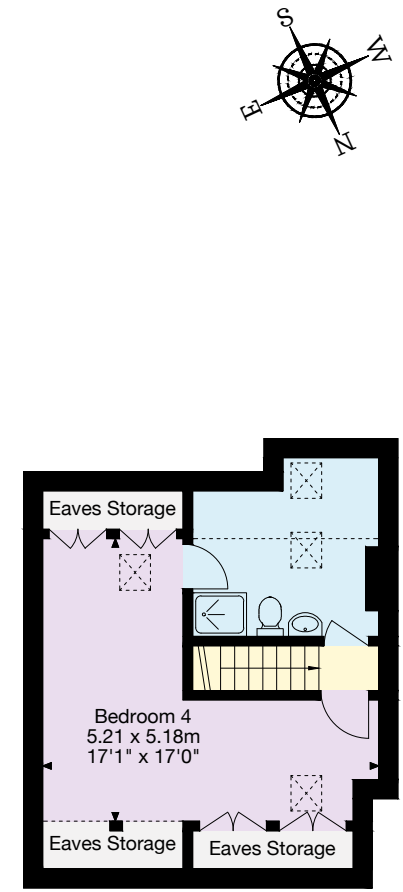
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

Knight Frank Bristol
1 The Mall
Clifton
BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more
Robin Engley
0117 3171996
robin.engley@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated July 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.