



24 Downs Park East, Westbury Park

 Knight
Frank

A five bedroom, Edwardian family home with garage and parking at the rear.

Situation

This property is a short walk from the expansive Clifton and Durdham Downs, with the convenience of Henleaze Highstreet, with a variety of shops, cafes, and restaurants, along with a nearby Waitrose, cinema, and award-winning dining options.

The Property

This semidetached family home offers flexible accommodation arranged over three floors. The ground floor offers an extended kitchen/diner with bi-folds doors to the rear decking and landscaped garden, the current owners have renovated the kitchen which is a Tom Howley design, with an impressive central island with wine fridge, double oxford sink, Quooker tap and breakfast bar. The rest of the kitchen has ample cabinetry, a large oak pantry and integrated Fisher & Paykel American style fridge. The open plan space has a great natural light, through the bi fold doors and window lights over the dining space which flows through to another reception room, currently used as a play room, accessed through double, full length glass doors. The formal lounge is at the front of the house with a bay window and open fire. Along the corridor, which has herringbone parquet flooring, is a separate utility space and downstairs cloakroom.

The first floor is split level, with a newly renovated family bathroom and double bedroom looking over the rear garden. To the front of the home is the principle bedroom with built in wardrobes and a balcony along the front façade and an additional double bedroom. The top floor has two double bedrooms and an additional shower room, with a useful storage room on the half level.





Outside

The rear garden has been landscaped into areas of decking, astro turf and patio with a pergola. There is a gate which gives side access to the front of the property on Downs Park East.

Located off Northumbria Drive is access to the garage which the owners rebuilt, adding electric gates, storage in the loft space and a door through to the rear garden, which is currently used as the main parking and daily entrance. Due to the position of the garage, there is additional parking in front and to the side of the rear garage.

Property information

Local Authority: Bristol City Council

Tenure: Freehold

Council Tax Band: G

EPC: D

Guide price: £1,300,000

Viewings: By appointment through sole selling agent Knight Frank



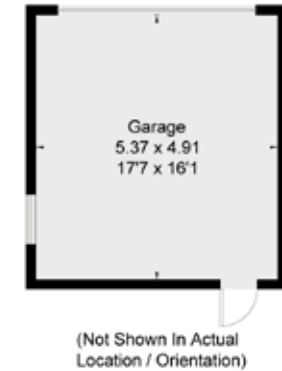
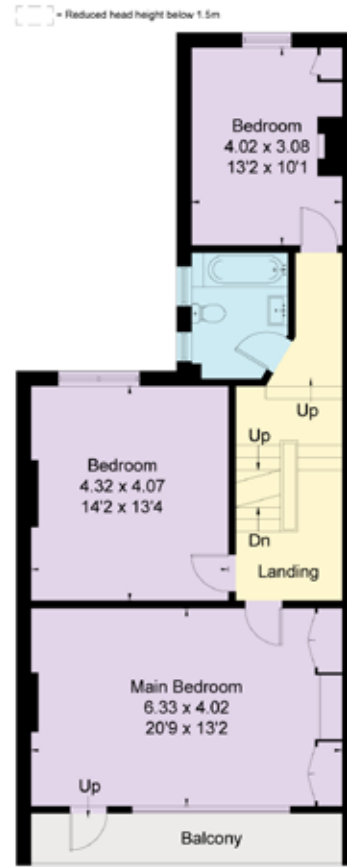
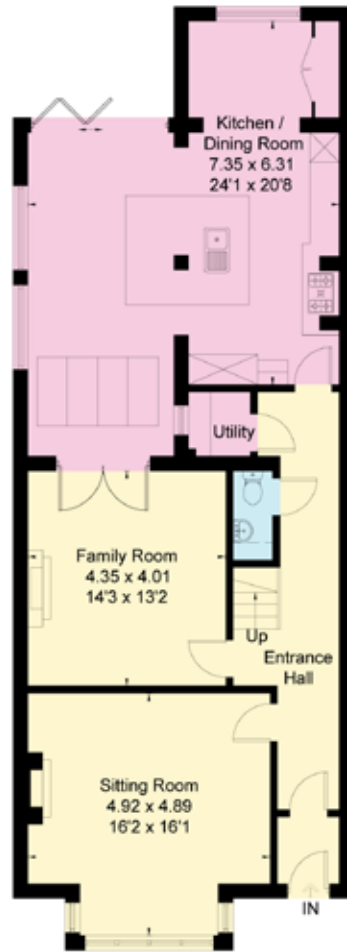
Approximate Gross Internal Floor Area

The House = 253.2 sq m / 2,725 sq ft

Garage = 26.2 sq m / 282 sq ft

Total Area = 2794 sq m / 3,007 sq ft

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.



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I would be delighted to tell you more

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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.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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