



1 St Albans Road, Westbury Park, Bristol, BS6 7SF

Guide price £680,000

**maggs
+ allen**

estate agents

ST ALBANS ROAD, BRISTOL, BS6 7SF

A wonderful period end terraced house situated on one of Westbury Parks most desirable roads offering convenient access to local shops and amenities, as well as excellent local schools.

Entering through the porch, you are greeted with a large hallway with under stair storage. The first reception room is on the left featuring a large bay window with original wooden sash windows. The second reception room has patio doors which open out onto the rear courtyard garden. The kitchen/diner is equipped with fitted units, gas hob, electric oven and patio doors.

The first floor consists of three bedrooms, family bathroom and utility room. The master is generously sized featuring large bay with original sash windows, fitted wardrobes and storage cupboard. Bedroom two and three are both well proportioned, bedroom three is to the rear of the property and benefits from a Juliette balcony overlooking the garden. The family bathroom is also to the rear of the property consisting of W.C, large sink with storage and shower over bath.

Externally, you have the enclosed rear South facing courtyard garden, garage and shed with rear access ideal for bike storage. Further benefits include the potential to convert the loft (subject to planning) and solar panels on the roof which power water and electricity throughout the property.

Westbury Park Primary School approx 254m

Henleaze Junior School approx 676m

St Bonaventure's Catholic Primary School approx 712m

Henleaze Infant School approx 756m

Redland Green School approx 647m

Location

Westbury Park is a highly desirable and sought-after position close to the wide range of amenities on North View, Coldharbour Road, Henleaze Road and Gloucester Road. There are coffee shops, a Waitrose supermarket and a cinema, a butchers and fishmongers. Within proximity are a host of schools both primary and secondary, state and independent and public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway. Rail services are available from Bristol Parkway train station as well as Bristol Temple Meads, which serves the country nationwide.

Directions

From the Maggs & Allen office on Northumbria Drive, take the second right onto St Albans Road. Number 1 will be on the right.



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Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: E

Local Authority: Bristol City Council

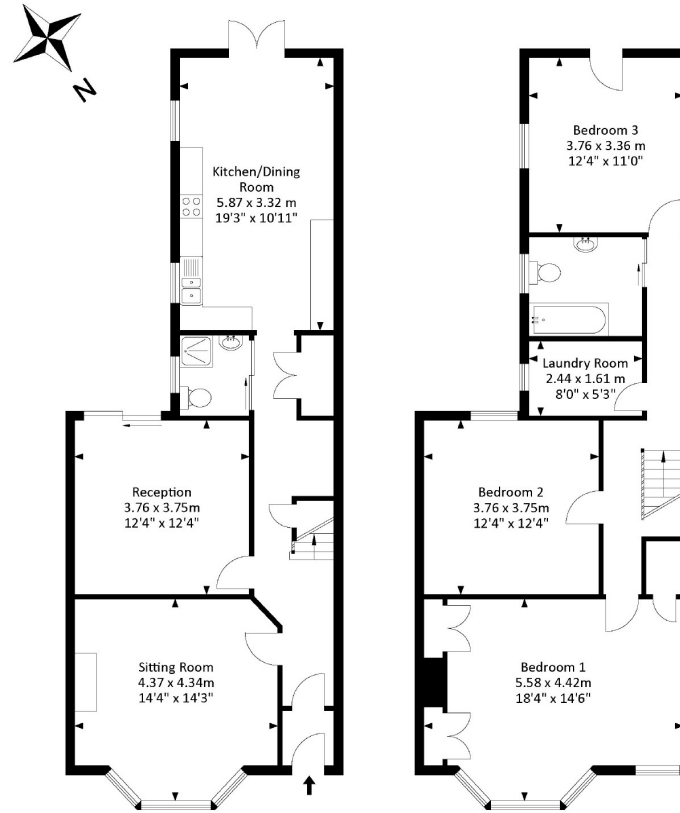
Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

Viewing: By appointment only.

Our Office: 0117 949 9000

Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

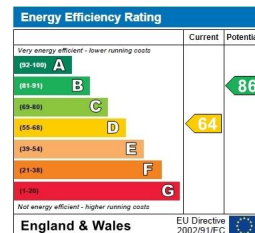
St Albans Road, Bristol, BS67SF
Approx. Area 1449.4 Sq.Ft - 134.7 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



- A well presented end of terrace property
- 3 Bedrooms
- Within Redland Green Secondary School APR
- Solar panels
- Garage
- Potential for loft extension (subject to planning permission)



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