



40 St Albans Road, Westbury Park, Bristol, BS6 7SJ

Guide price £725,000

**maggs  
allen**

estate agents

## ST ALBANS ROAD, BRISTOL, BS6 7SJ

**\*INTERNAL PHOTOS BEING TAKEN ON MONDAY - VERY WELL PRESENTED AND RENOVATED THROUGHOUT \*** A recently modernised 4-bedroom Victorian terraced house on the ever-popular St Albans Road in Westbury Park. This house boasts large open plan kitchen/diner with brand new kitchen, well-proportioned second reception, large utility, 4 bedrooms, family bathroom, en suite shower room and downstairs WC.

Through attractive original door into porch you are greeted by the main hall with under stairs WC. The first reception is to your right and is a cosy room with original features such as cornicing, bay window with original stain glass panels, cast iron fireplace with wooden mantle, and quirky window into hall. The kitchen/diner is generous, bright and split into two levels creating an articulated space. The kitchen has quartz work surfaces, inbuilt appliances such as dishwasher and induction hob with oven below, instant boiling water tap and waste disposal unit. The dining area has bay window with door to the back garden, and features such as cornicing and picture rails. The utility is very large with plumbing for a washer, dryer and has door to back garden. This room could also suit other purposes due to its size.

On the first floor there are four bedrooms, one en suite and the family bathroom. The front bedroom is the master and has fitted wardrobes, bay window, cornicing and en suite shower room. The brand new en suite has large drench head shower, WC and sink and tiled walls and floors. The three other bedrooms are all well-proportioned with the largest to the rear which also benefits from bay window. The family bathroom has tiled walls and floors, bath with shower over, sink and WC. There is also potential to extend into to the loft to create additional accommodation (subject to planning).

Externally, there is a rear garden with raised decked terrace, lawn with border planting and useful rear access. The front garden is pretty with paving, shrubs and flowers.

Westbury Park Primary School approx 263m  
Henleaze Junior School approx 638m  
Henleaze Infant School approx 716m  
Redland Green School approx 755m

### 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, as well as a local newsagent, 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 Maggs & Allen, proceed along Northumbria Drive and take the second right onto St Albans Road. Number 40 is on the left.

**Guide Price:** £725,000

**Tenure:** Freehold (information supplied by [eservices.landregistry.gov.uk](http://eservices.landregistry.gov.uk))

**Council Tax Band:** E

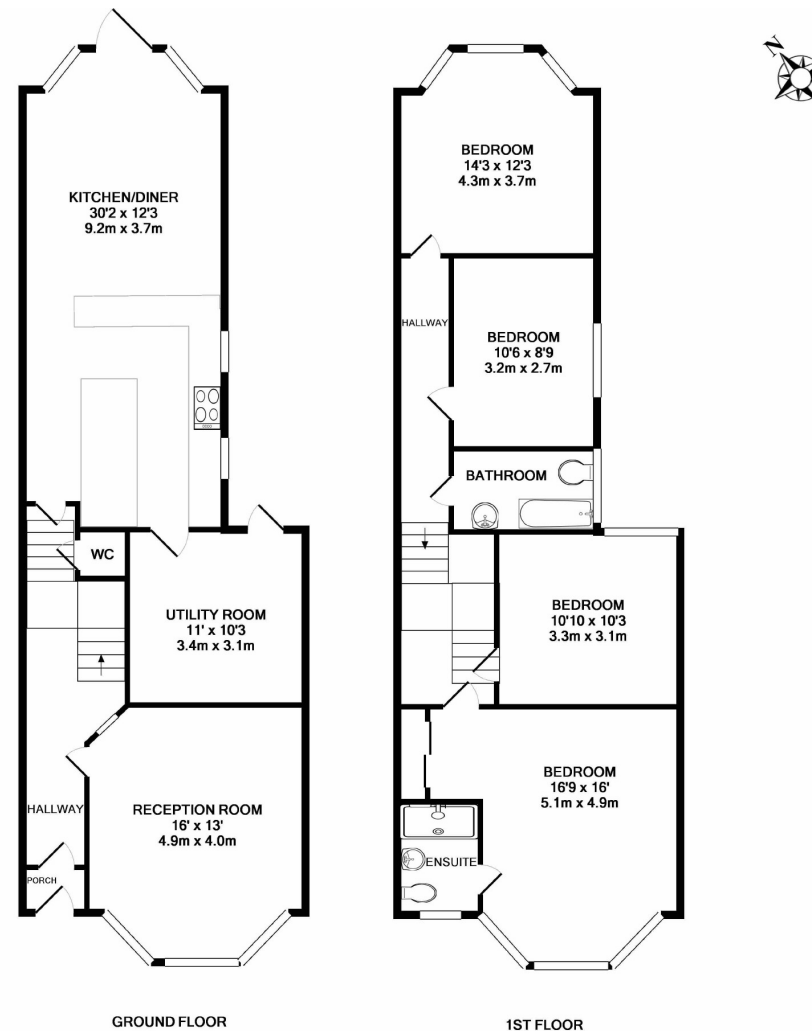
**Local Authority:** Bristol City Council

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

**Viewing:** By appointment only.

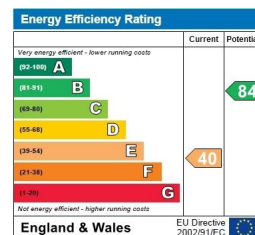
**Our Office:** 0117 949 9000

**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.



TOTAL APPROX. FLOOR AREA 1604 SQ.FT. (149.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62019



- A well presented Victorian terraced property
- Situated in the ever-popular Westbury Park

- Master bedroom with ensuite
- Open plan Kitchen/Diner
- Utility room



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