



95 HOWARD ROAD,
WESTBURY PARK, BS6 7UX

GOODMAN
& LILLEY



A BEAUTIFULLY PRESENTED AND LARGELY EXTENDED VICTORIAN FOUR BEDROOM FAMILY HOME, BOASTING MANY CONTEMPORARY IMPROVEMENTS AND A HIGHLY IMPRESSIVE OPEN PLAN LIVING SPACE IDEAL FOR THE GROWING FAMILY. SITUATED IN A HIGHLY SOUGHT AFTER LOCATION ON THE HENLEAZE / WESTBURY PARK BORDERS, LOCATED WITHIN CLOSE PROXIMITY TO BOTH HENLEAZE INFANT / JUNIOR SCHOOLS AND REDLAND GREEN SECONDARY SCHOOL.

Accommodation

See floorplan for measurements.

Entrance Porch

Period tiled porch with feature inner door to the entrance hall.

Entrance Hallway

Staircase rising to first floor landing, ceiling coving, dado rail, radiator with decorative cover, wall mounted alarm control panel, engineered oak flooring, wall mounted thermostat control for central heating, useful understairs cupboards and further doors leading off to sitting/family room, kitchen/dining room and cloakroom/wc.

Cloakroom

Fitted low level wc, wall mounted wash basin with tiled splashback and cabinet beneath.

Sitting / Family Room

Originally two reception rooms but opened to be one larger sociable space with plenty of natural light provided by the wide double glazed bay to the front, double doors to the extended rear kitchen/dining room, feature period fireplace with fitted gas fire, ceiling coving, picture rail, radiators and engineered oak flooring.

Open Plan Kitchen / Dining Room

Superb sociable family kitchen/dining room with a modern range of fitted base and eye level cupboards and drawers with solid ash worktops over, central island with many high specification appliances and heated flooring, inset sink, breakfast bar, newly installed wall mounted Worcester gas combination boiler concealed within kitchen unit, ample space for dining table, high quality stone tiled floor, radiator, two skylights and four leaf bi-fold doors opening the room up to the rear garden.

First Floor

Landing

Staircase continuing up to the second floor and doors leading off to all first floor rooms.

Bedroom One

Large double bedroom spanning the width of the property flooded with natural light provided by three double glazed sash windows in the bay and a further double glazed sash window beside, free standing claw foot roll top period bath with mixer taps and shower attachment in one corner of the room giving the bedroom a boutique hotel feel, engineered oak flooring, tv point and radiator.

Bedroom Three

Double bedroom with large double glazed sash window to rear offering a pleasant outlook over rear garden, built in wardrobe to chimney recess, picture rail and radiator.

Bedroom Four

Double glazed sash window to rear and contemporary upright radiator.

Bathroom

White suite comprising bath with shower over, mixer taps and shower attachment, low level wc, wash hand basin with built in cabinet beneath, marble tiled walls and floor with underfloor heating, heated towel rail/radiator and window to side.

Second Floor

Landing

Study landing area with large Velux skylight window offering views over rooftops of Henleaze and doors accessing bedroom two and eaves storage space.

Bedroom Two

Large Velux skylight window to rear, radiator, built in wardrobing with double door access and feature exposed brick arched chimney breasts. N.B. We understand the loft was converted over 30 years ago, but there is no certification for this conversion.

Outside

Front Garden

Small level courtyard garden mainly laid to paving with brick boundary wall and hedgerow providing privacy from the pavement.

Rear Garden

Low maintenance level garden with patio seating area closest to the property. The patio leads onto an artificial lawned section with fence boundaries and an open westerly aspect affording a good amount of afternoon and evening summer sunshine.

- Wonderful Period Home
- Superb Open Plan Living / Kitchen Room
- Downstairs Cloakroom
- Close to Great Local Amenities (Henleaze Road)

- Four Excellent Bedrooms
- Great Local Schooling (Redland Green Catchment)
- West Facing Garden

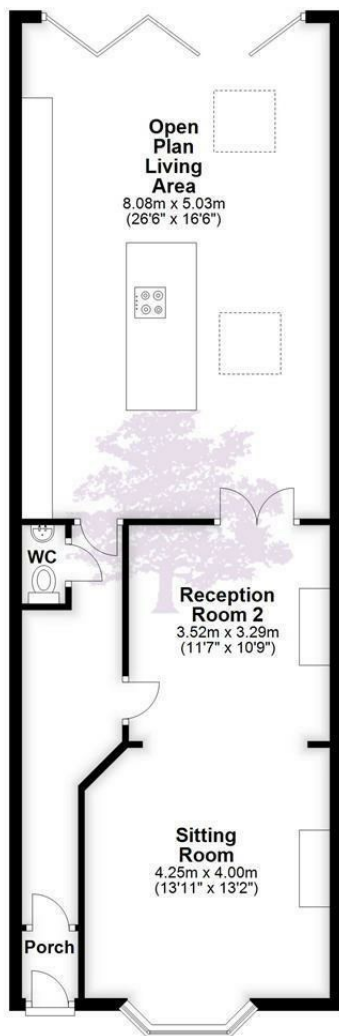


GUIDE PRICE £725,000



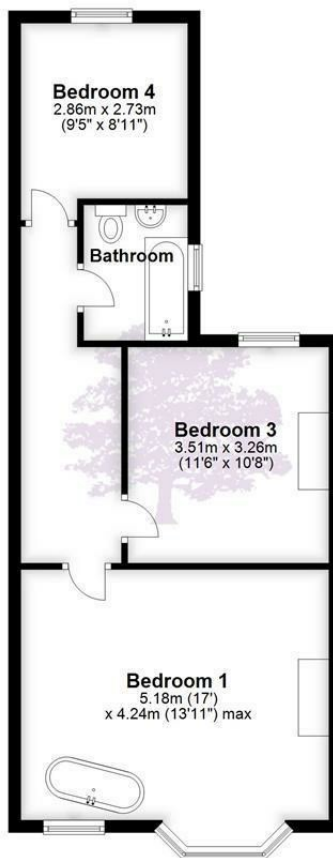
Ground Floor

Approx. 80.1 sq. metres (862.2 sq. feet)



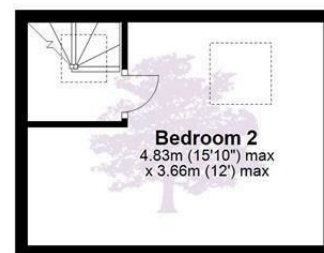
First Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



Second Floor

Approx. 17.6 sq. metres (188.9 sq. feet)



Total area: approx. 151.0 sq. metres (1625.8 sq. feet)

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