



22 DOWNS PARK EAST,  
WESTBURY PARK, BS6 7QD

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GOODMAN  
& LILLEY













# 22 DOWNS PARK EAST

## WESTBURY PARK BS6 7QD

# GUIDE PRICE

## £999,950

A handsome Edwardian Five Bedroom family residence offering 2,359 sq ft of delightfully presented accommodation, situated in the highly regarded Downs Park East, close to the wide expanse of the Durdham Downs within Westbury Park.

The property has been thoughtfully and very tastefully refurbished throughout by the current vendors as well as extending the living accommodation downstairs. Split over three floors this property briefly comprises; a spacious and welcoming entrance hall with staircase rising to the upper floors, a bright and airy living room, a spacious family room with dining area and bi fold doors opening onto rear garden, kitchen and WC to the ground floor. The first floor offers three sizeable bedrooms, a dressing room and a bathroom. The second floor has a further two well-proportioned bedrooms and a bathroom.

This superb family home is situated in a highly sought after location with excellent local schooling, a popular Waitrose store and even the local Orpheus Cinema just down the road.

Call, Click or Come in and visit our experienced sales team on 01172130777 or [henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

Tenure: Freehold

### Location

Downs Park East is located within Westbury Park which is a popular family area situated close to the open expanse of the Durdham Downs, which offer circa 400 acres of recreational space. The area is particularly well served for schooling with the highly regarded Westbury Park Primary School within easy walking distance, as are Badminton School and Redmaids High. There are a good number of local amenities within easy level walking distance as well, including Waitrose, a number of independent shops, restaurants, pubs and a cinema. Westbury Park is well located for access to the City Centre, Cribbs Causeway and the national motorway network.

### Accommodation

See the floorplan for measurements

### Ground Floor

This magnificent home is entered by a period wooden front door to a excellent entrance hallway with high ceilings, fitted oak flooring, wonderful staircase to the remaining two floors and wooden paneled doors to the ground accommodation. The ground floor accommodation includes a generous sitting room with period ceiling features, pictures rails, a fireplace with fitted log burning stove and window to the front, a downstairs cloakroom, and a wonderful open plan rear reception space with three areas, a be-spoke hand made kitchen with integrated appliances, a dinning area with doors to the rear garden and lantern skylight that opens back into a spacious family room again with period features and fitted log burning stove.

### First Floor

Accessed by the wonderful staircase with a split leveled landing and accommodating three of the five double bedrooms, the master bedroom is at the front of the house with a separate dressing room and balcony, the family bathroom is at the center of the first floor and is fitted with a quality suite. The stairs continue up to the second floor.

### Second Floor

The final floor again is split leveled and has two further generous double bedrooms and second bathroom again well fitted with a four piece suite with separate shower.

### Outside

The attractive rear garden is fully enclosed with a lawn and patio area and shrub and flower borders. There is access to a garage to the rear.

### Garage

Accessed from Northumbria Drive and a rear lane with door to the rear garden.



- Substantial Edwardian Family Home
- Lovely Enclosed Rear Garden
- Five Double Rooms

- Highly Desirable Road Adjacent To Durdham Downs
- 2,359 Square Feet Of Accommodation

- Garage and Parking To Rear
- Views Over Durdham Downs



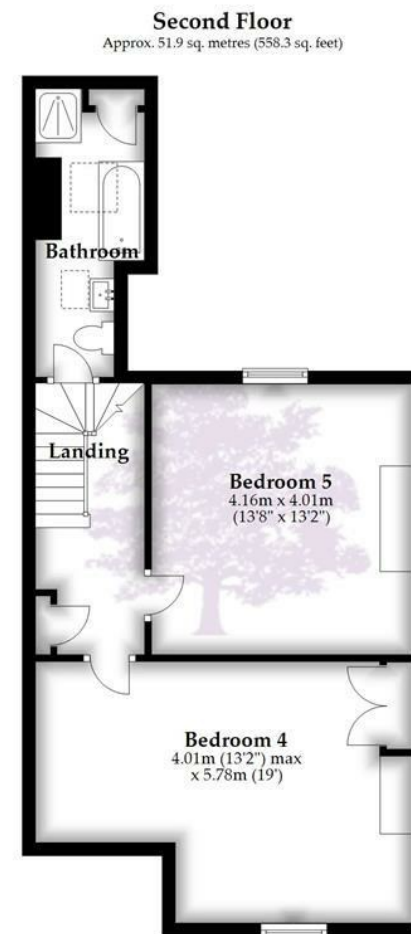
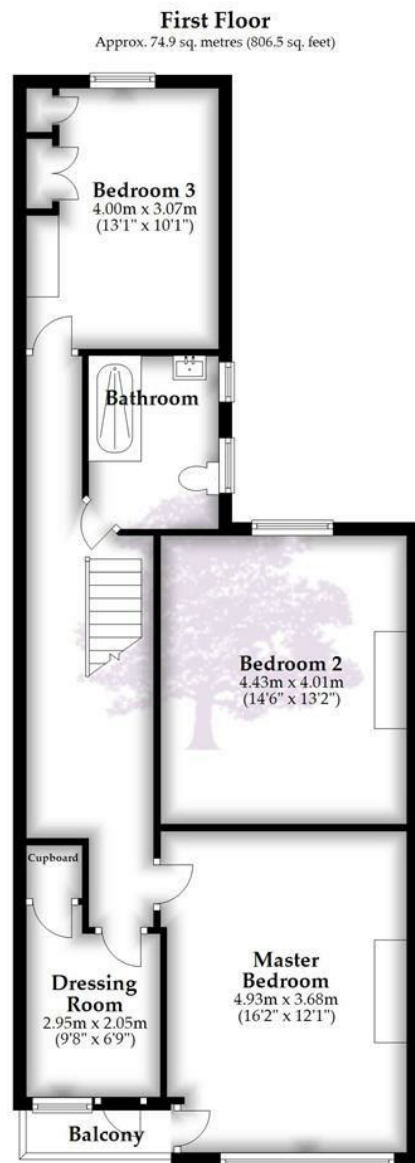
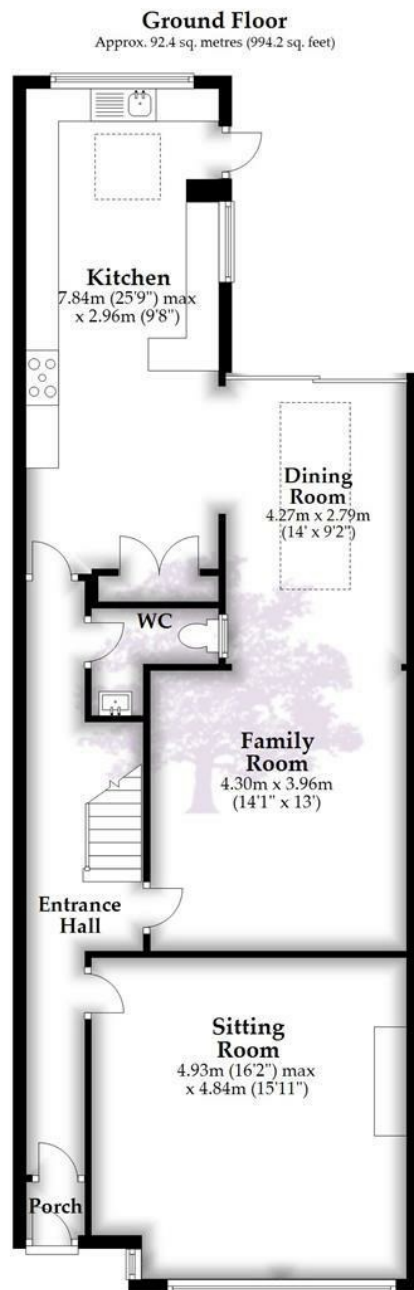






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Total area: approx. 219.2 sq. metres (2359.1 sq. feet)



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