18 Linden Road,
Westbury Park, BS6 7RL

Goodman & Lilley

# Exceptionally Spacious Four-Bedroom Upper Maisonette in Prime Central Location.

This generously proportioned four-bedroom upper maisonette spans three floors and enjoys a superb central location, ideally positioned for easy access to local shops and convenient commuter routes into the city centre.

This is a rare opportunity to secure a substantial apartment in a highly sought-after area. Early viewing is strongly recommended.

## Summary

The well-laid-out accommodation includes a bright and airy sitting room with a charming bay window, a spacious kitchen/breakfast room, four double bedrooms, a family bathroom, a separate shower room, and ample storage throughout.

## Location

A prime location, in the delightful family neighbourhood of Westbury Park and within an easy walk of Westbury Park Primary and Redland Green Secondary Schools. There are local shops and cafes on Coldharbour Road and North View, together with Waitrose, the Orpheus cinema, and the library, a short distance away. Durdham Downs, Whiteladies Road and bus routes to the rest of the city are within easy reach.

## Accommodation

Please see the floorplan for room measurements and the apartments layout.

## Ground Floor

The maisonette if accessed via a communal front door to a inner porch with a second door to the communal hallway a another door to the property.

## First Floor

Stairs rise from the communal hallway to a half landing and a door to the kitchen / breakfast room, short stairs continue to the main first floor landing and doors to a generous sitting room with bay window to the front aspect, two large double bedrooms and a bathroom with three piece suite.

## Second Floor

Stairs from the first floor continue up to a second half landing and a third double bedroom and on up to the second floor landing and the fourth bedroom and a second bathroom. On the second floor there is a walk in storage room and further access to roof space storage.

## Further Information

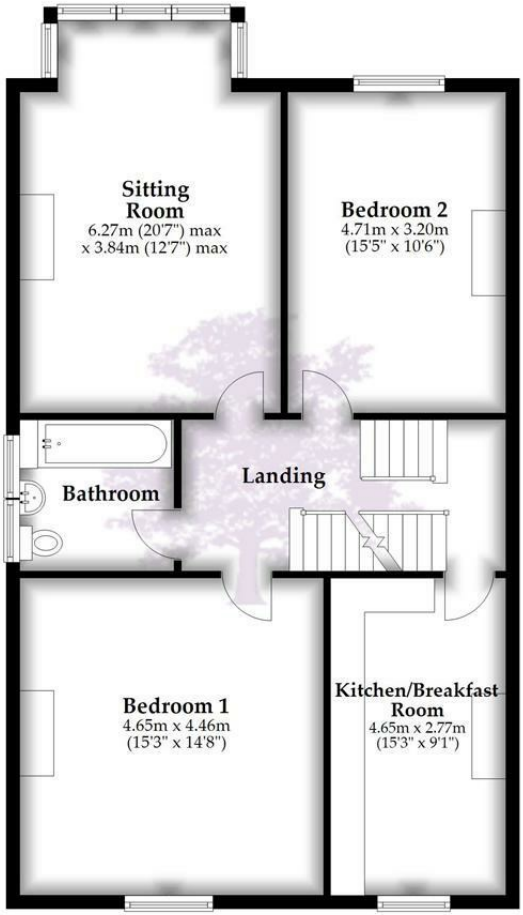
Currently used as an HMO generating a monthly rent in the region of £2,800..

It is understood the property is leasehold with a 50% share of the freehold with the lower floor flat.

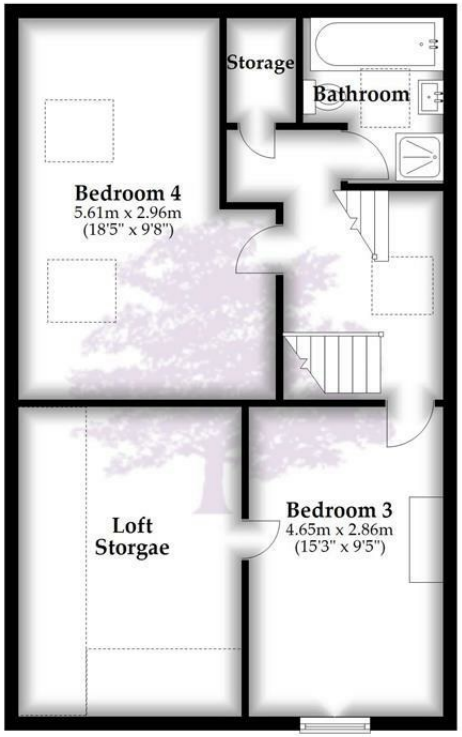
- Superb Four Bedroom Period Maisonette
- Excellent Westbury Park/Redland Location
- Generous Sized Rooms
- Potential Investment Opportunity (£2800 current pcm)

**Guide Price £440,000**

## First Floor




## Top Floor




## Ground Floor

Total area: approx. 157.2 sq. metres (1691.9 sq. feet)

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.
Plan produced using PlanUp.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