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68 ST. ALBANS ROAD  
WESTBURY PARK, BRISTOL, BS6 7SH  
Guide Price £850,000



Nestled in the sought-after Westbury Park neighbourhood, this beautifully presented 1920s family home boasts five spacious bedrooms and the rare convenience of both a private driveway and a detached garage. Ideal for families, the home is within walking distance of outstanding schools, with Westbury Park Primary a mere 250 metres away and Redland Green Secondary just 750 metres down the road.

## Description

The home's entrance is approached via a pleasant pathway leading to a vestibule that opens into the main hallway. Twin inner doors with intricate stained glass windows and top lights add character and elegance, while a practical WC is neatly positioned under the staircase. To the right, the bright and inviting living room retains much of its period charm, featuring a bay window with stained glass top lights, ceiling coving, a picture rail, and a recently installed cast iron log burner. At the rear of the home, the open-plan kitchen and dining room balances contemporary style with functionality. The kitchen is fitted with sleek, handleless units, integrated appliances, a composite worktop, and a peninsula return. The dining area provides ample space for a large table, while built-in 1920s-style dressers in the chimney breast recesses lend a nod to the home's heritage. A bay window overlooking the rear garden ensures the space is bathed in natural light.

The first floor offers three well-proportioned bedrooms and the family bathroom. The master bedroom, positioned at the front of the house, is generously sized and includes a bay window, ceiling coving, a picture rail, a built-in wardrobe, and a period fireplace. The adjacent second bedroom shares these charming details and overlooks the rear garden. The third bedroom, currently utilized as a workspace, is also positioned at the front of the house. The family bathroom is fitted with a modern white suite, including a bath with an overhead shower, and features double-glazed windows that frame views of the rear garden.

Stairs lead to the second floor, where two additional bedrooms and a shower room await. Both bedrooms are spacious enough to comfortably accommodate double beds, are carpeted for a cozy feel, and have access to eaves storage. A stylish shower room is conveniently located off the top-floor hallway.

The rear garden is thoughtfully designed and neatly enclosed, divided into three distinct sections. Directly behind the house is a charming courtyard area situated between the property and the garage. The central section features a lawn bordered by vibrant plantings, while the rear of the garden opens into an attractive outdoor seating area, ideal for entertaining. At the front, the home features a private driveway and a detached garage measuring 17'4 x 9'1, complete with a pitched roof, rear access, and an up-and-over door. Additionally, the property includes an electric car charging point.

This delightful end-of-terrace family home blends period elegance with modern practicality. Situated in a sought-after neighborhood with a strong sense of community, it offers easy access to esteemed schools, excellent local amenities, and the nearby open spaces of The Downs.

## Schools

Westbury Park School - Distance: 0.17 miles

Redland Green School - Distance: 0.53 miles

St Bonaventure's Catholic Primary School - Distance: 0.53 miles

Badminton School (Independent) - Distance: 0.55 miles

## Location

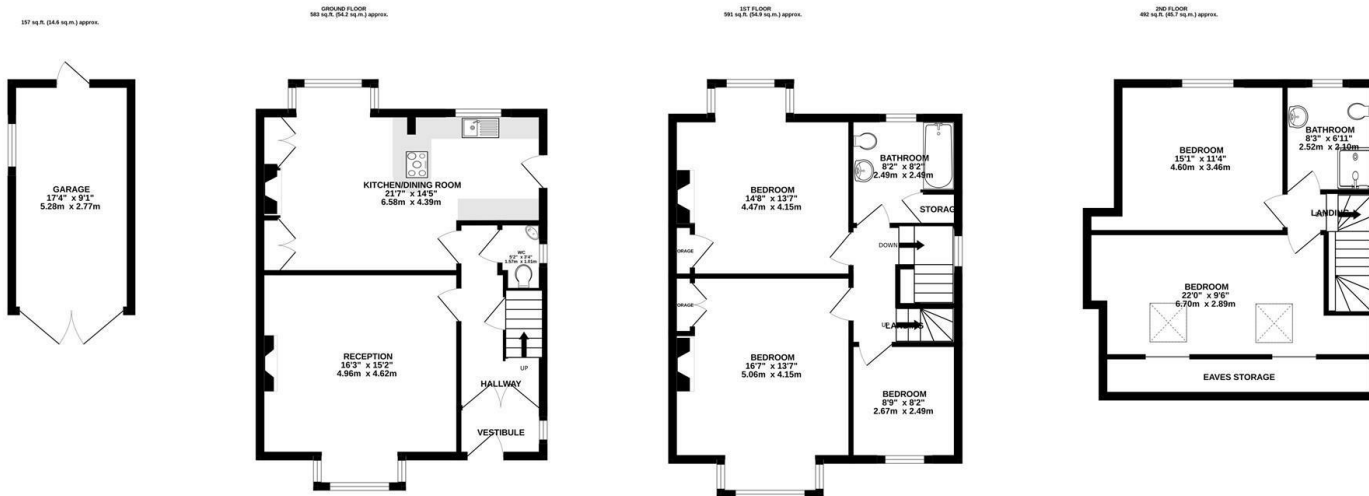
Westbury Park is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting.

Residents enjoy the community feel with local schools, parks, and amenities within easy reach. Coldharbour Road serves as a central hub, offering a vibrant mix of independent shops, cafes, and boutiques.

Green spaces like Redland Green and Durdham Downs provide opportunities for outdoor activities, contributing to the neighbourhood's appeal. Well-connected to Bristol's city centre, Westbury Park maintains a peaceful residential character while ensuring convenient access to amenities and transportation. It's a sought-after destination for those seeking classic charm, community spirit, and modern convenience.

**If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.**





**TOTAL FLOOR AREA : 1824 sq.ft. (169.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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- Semi-detached residence
- Five bedrooms
- Garage and driveway parking
- Sought-after location close to the Downs and amenities
- Two reception rooms
- A wealth of original features retained
- Two bathrooms plus ground floor WC
- Electric car charging point

**Guide Price: £850,000**

**Tenure:** Freehold

**Council Tax Band: D**

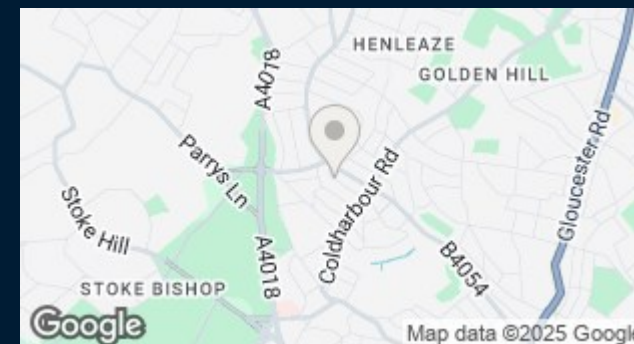
EPC Rating: D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

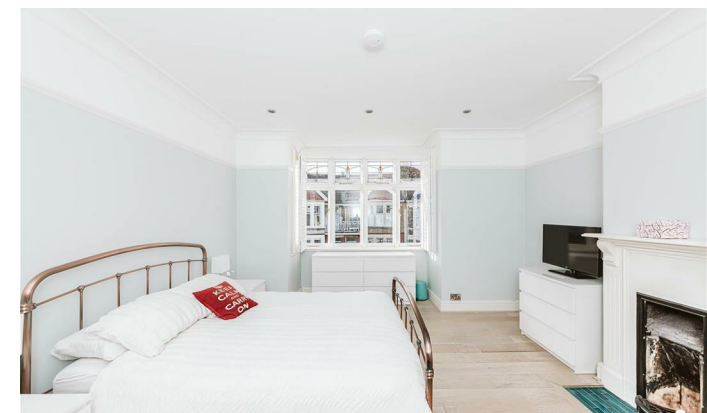
**Contact Us: 0117 949 9000**

**Important Notice:** 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.



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