



MAGGS
& ALLEN

HALL FLOOR GARDEN FLAT, 31 UPPER CRANBROOK

WESTBURY PARK, BRISTOL, BS6 7UR

£675,000

Occupying the hall floor of an attractive 1920's semi-detached property, comes this substantially extended lateral three-bedroom flat with gorgeous private garden and off-street parking for multiple vehicles.

Internally

Largely occupying the hall floor of the attractive period building, with a substantial extension to the rear providing tremendous lateral accommodation.

The impressive master bedroom is a standout, offering dual-aspect garden views through a large picture window and immediate access to the outdoors. It is complemented by a generous, modern en-suite with WC, basin, walk-in shower, heated towel rail and complemented by tiled flooring and walls.

Two further bedrooms are located at the front elevation, serviced by a three-piece family bathroom with shower-over-bath; one is a large double with built-in storage, and the other a well-sized single room used currently as a study/home office. Both these rooms (along with the sitting room) form part of the original period property, and as a result boast tremendous high ceilings with cornicing intact.

The sitting room is a comfortable space offering a south-westerly facing aspect, and retaining an array of period features including the fireplace with mantelpiece and hearth, picture rails, and coving - all complemented by neutral décor to provide a light, bright space. Sat adjacent is the dining room, also benefitting from a south-west facing aspect and featuring wooden flooring and with handy built-in storage.

Completing the internal aspect of the ground floor is the bespoke, hand made kitchen that is located next to the dining room. Comprising a range of solid wood units with Belfast sink and wine rack, this is a characterful yet practical kitchen.

Externally

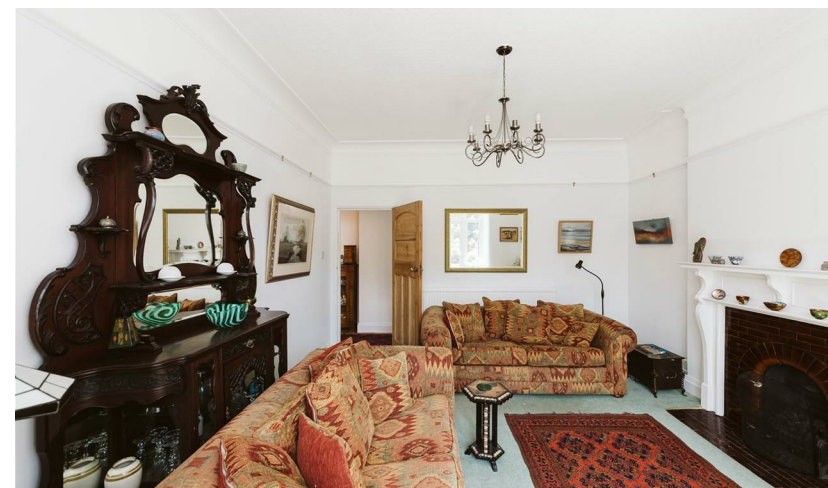
The approach reveals an attractive façade, with a meticulously maintained front garden and block paved driveway leading to the garage and entrances to the flat.

The garage has been converted into a workshop and storage space, though retaining the garage doors. With two skylights and a westerly facing window in the workshop space, this is a light-filled room that could also be utilised as a home working space.

The owners have developed the rear garden over a number of years, creating a stunning, peaceful setting divided between a large patio and raised lawn.

The patio has been designed to provide an obvious seating and BBQ area, which due its south-westerly facing nature ensures a sunny aspect into the evening.

A short run of steps leads to a raised lawn area, with borders on all sides boasting an array of mature shrubs and small fruit trees.



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 and North View are nearby and offer an array of shops, cafes, restaurants and other independent business.

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.

Vendor's Comments

"It's wonderful to have such a spacious 1920s property with fantastic dimensions—it's bigger than many houses, yet all on one level. Despite its generous size, it offers the advantage of shared external maintenance costs.

The high ceilings are a real highlight, and I particularly love the versatile extension, which could easily serve as a kitchen or a bedroom with direct access to the garden. Having lived in the Mediterranean previously, we've tried to infuse that relaxed, airy feel throughout the home.

The neighbourhood is truly excellent. The people are genuinely nice, honest, and helpful.

Location, location, location! You'll find Waitrose, a cinema, the library, and a doctor's surgery all incredibly close by, along with the shops of Westbury Park. Henleaze High Street, Gloucester Road, and Whiteladies Road are just a 10-minute walk away, offering a wealth of independent shops.

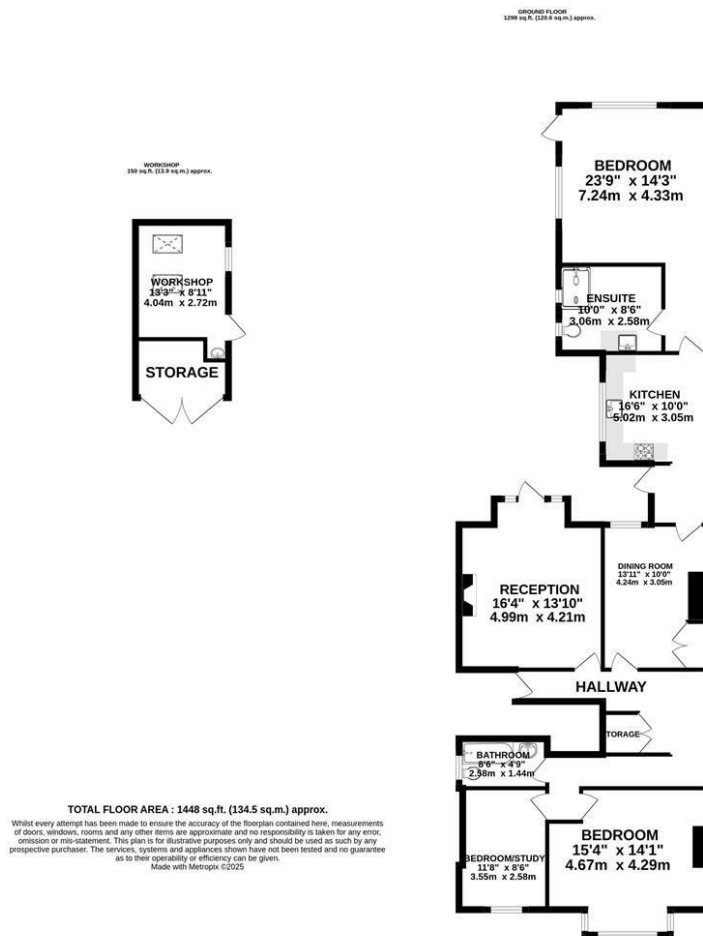
Public transport is convenient, too. The 505 bus goes to Clifton and Southmead, and the number 2 from the library will take you to Cribbs Causeway and Temple Meads. Parking is easy.

We're also very close to many green spaces. Dog walking is a pleasure, with Horfield Common, The Downs, Redland Park, and the smaller Falldon Way park all nearby."

Tenure

We understand the property is Share of Freehold. (50% share)





- A lateral hall floor garden flat measuring approx 1450 sq.ft.
- Two/three bedroom and two/three reception rooms
- Boasting a stunning south-westerly facing mature garden and large courtyard
- Converted garage utilised as a workshop
- Classic proportions and attractive period detailing retained
- Bay-windowed rooms to front and rear aspect
- Two bathrooms
- Located on a popular, tree-lined road with amenities in close proximity
- Off-street parking for multiple vehicles
- A bespoke, hand-made kitchen

Guide Price: £675,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: C

EPC Rating: D

Local Authority: Bristol City Council

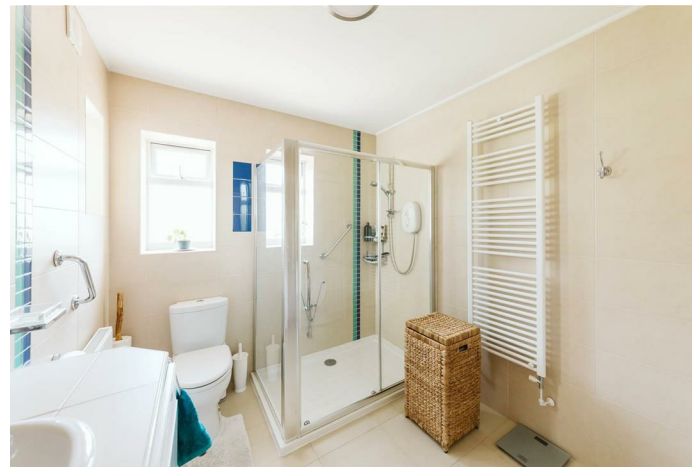
Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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