



MAGGS
& ALLEN

30 QUEEN VICTORIA ROAD
WESTBURY PARK, BRISTOL, BS6 7PE
£650,000

A beautifully-modernised Victorian family home, located within a quiet cul-de-sac close to The Downs. Offering spacious accommodation, generous bedrooms, an extended kitchen/breakfast room and two bathrooms.

Ground Floor

The front door opens into a pretty entrance hall, with tessellated flooring throughout and a staircase rising to the first floor landing, with storage beneath.

From the hall, an internal door leads into the open-plan living space; a bright, bay-fronted sitting room with a wood burning stove, which is open to a second reception room currently serving as a dining room. This space is also open-plan to an extended kitchen/breakfast room, which has been thoughtfully designed to make the most of the space available.

The kitchen comprises a range of base and wall-mounted units, with shaker style fronts and solid wood work tops, and encompasses a range of integral appliances: including a dishwasher, Belfast sink and wine cooler, as well as space for a range cooker and fridge/freezer. A skylight floods the space with plentiful natural light throughout the day, and bi-folding doors provide level access to the garden.

Off the kitchen, a utility room provides space and plumbing for a washing machine, and offers further useful storage. This space was once a downstairs shower room, which could be re-instated if desired.

First Floor

To the first floor, you will find two spacious double bedrooms; the main bedroom is situated towards the front of the house, and benefits from generous proportions and built-in wardrobe space. The second bedroom is also a double, offering a pleasant outlook over the rear garden.

The current owners have converted the third bedroom into a contemporary bathroom housing a roll-top bath, sink with vanity unit and toilet. Naturally, this space could easily be restored to a third double bedroom if required.

Completing the first floor is a modern shower room, comprising a toilet, sink and large shower unit with light tunnel above.

Externally

From Queen Victoria Road, a wrought iron gate opens to a pretty front courtyard, bordered by dwarf stone walls to its perimeters, leading to a classic Victorian façade.

To the rear, the garden is primarily laid to patio slabs and decking, with raised beds and climbing plants to the borders and a useful storage shed. Ideal for entertaining and low maintenance, this space can be enjoyed throughout the year.



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 including Little French and Lavender.

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.

Schools

Westbury Park School - 0.14 miles

Henleaze Infant & Junior Schools - 0.54 miles

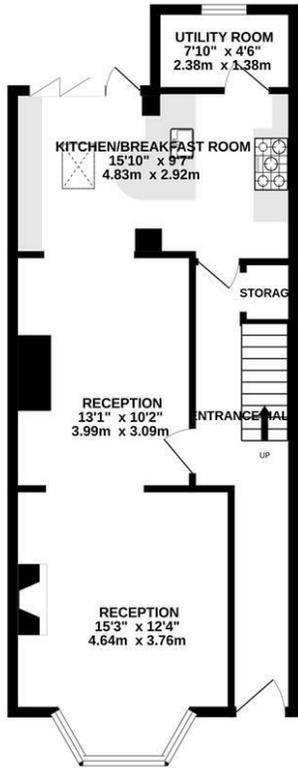
Elmlea Infant School - 0.55 miles

Redland Green School - 0.57 miles

Elmlea Junior School - 0.58 miles



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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 capability or efficiency can be given.
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- A fully refurbished and extended Victorian mid-terrace
- Located on a quiet cul-de-sac
- Two reception rooms, knocked through to create an open-plan living/dining space
- Contemporary kitchen with breakfast bar
- Two upstairs bathrooms
- Potential to convert the bathroom into a third double bedroom
- Low-maintenance rear garden
- Close to local schools and The Downs
- Retaining some attractive original detailing

Guide Price: £650,000

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.

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