



MAGGS
& ALLEN

HALL FLOOR FLAT, 4 BLENHEIM ROAD

WESTBURY PARK, BS6 7JW

£630,000

A stunning hall floor garden apartment boasting grand proportions and attractive period detailing situated on a tree-lined road in Westbury Park. Featuring three double bedrooms, two reception rooms and a beautifully-manicured rear garden. Offered to the market with no onward chain.

Approach

From Blenheim Road, a block-paved pathway leads to the communal front door with intercom system, which opens to the communal hall. From here, the entrance to the property is directly opposite.

Ground Floor

Upon entry, you are greeted by a grand entrance hallway with high ceilings, ornate cornicing, and a wide, original staircase ascending to the first floor. The hallway provides access to the principal rooms and two large storage cupboards. The front reception room boasts fantastic proportions, at over 20ft in length, offering a wonderful living space with a large uPVC double-glazed bay window to the front elevation. This room is rich in period features, including stripped Victorian floorboards, picture rails, cornicing, and a cast iron fireplace.

A few shallow steps lead from the main hallway to a large, open-plan kitchen/diner, fitted with farmhouse-style units and butcher's block work surfaces. There is ample space for a dining table, and an external door opens to the rear garden. Adjoining this space is a useful second reception room extension with a large window and French doors that also open directly to the garden.

The ground floor features two generously-sized double bedrooms. The main bedroom sits towards the rear, featuring fitted wardrobes, period detailing, and a large bay window providing beautiful views over the rear garden. The second bedroom is also a large double with a sash window overlooking Blenheim Road. Completing the ground floor is a four-piece bathroom, encompassing a white suite of toilet, sink, bath, and a separate shower cubicle.

First Floor

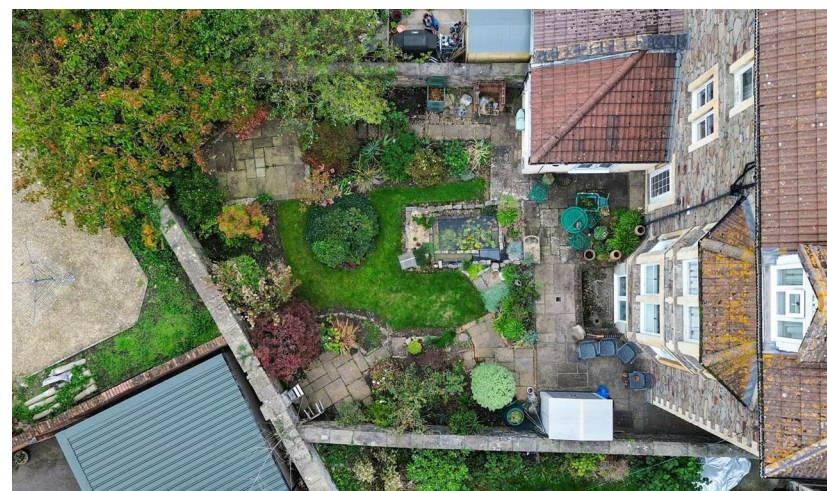
The staircase rises to a small, first-floor landing, which provides access to a large storage cupboard and the third bedroom. Similarly to the ground floor rooms, Bedroom 3 is a vast double bedroom which benefits from built-in wardrobes to the chimney breast recesses and a window providing an elevated view over the garden.

Rear Garden

The rear garden is south-easterly facing, and has been meticulously-maintained by the current owner over the course of many years, featuring a range of patio areas, helping to capture the best of the sunlight throughout the day. The patios are centred around a lawned area, with a decorative pond and a range of well-manicured borders featuring mature fruit trees, shrubs and flowers. The garden is bordered by pretty stone walls to its perimeter, and side access is available via a wooden gate.

Tenure

We understand there are 935 years remaining on the lease, and the service charge is £110 per month.



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, The Downs, and amenities within a stone's throw. 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 approx. 0.1 miles

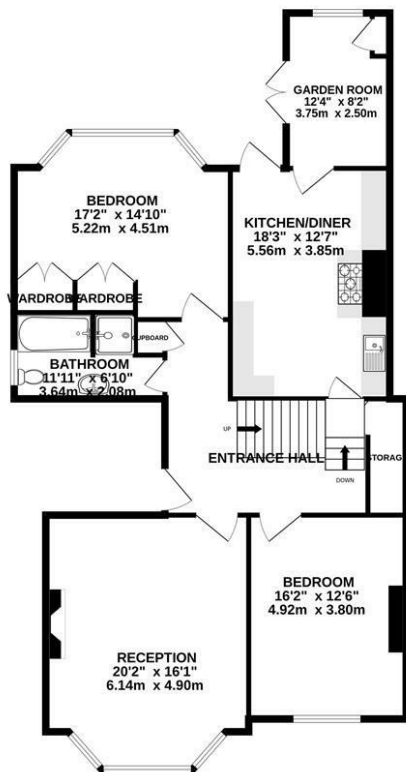
Redland Green School approx. 0.3 miles

St Johns Church of England Primary School approx. 0.4 miles

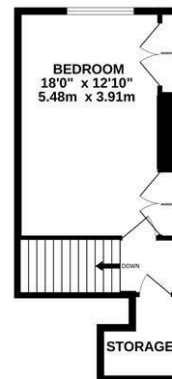
Henleaze Junior School approx. 0.7 miles



GROUND FLOOR
1359 sq ft. (124.7 sq.m.) approx.



1ST FLOOR
315 sq ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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 operability or efficiency can be given.
Made with Metropex C2025



- Hall floor garden apartment with high ceilings and generous proportions throughout
- Three very generous double bedrooms
- Two reception rooms, including a 20ft sitting room
- Large, well-appointed kitchen/diner
- Grand entrance hall with ample storage
- A wonderfully-maintained, south-easterly facing rear garden
- Situated within the Redland Green School catchment area
- Offered to the market with no onward chain

Guide Price: £630,000

Tenure: Leasehold

Council Tax Band: D

EPC Rating:

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.

**MAGGS
& ALLEN**





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.