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107 HOWARD ROAD  
WESTBURY PARK, BS6 7UZ  
£675,000



A three double bedroom, Edwardian terraced house located on a quiet road within the Redland Green APR. Offering generous accommodation, an extended kitchen/diner and a westerly-facing rear garden. Offered to the market with no onward chain.

### Ground Floor

The property is entered via an entrance vestibule with original tessellated floor, which in turn opens into the hallway - providing access to the ground floor WC.

The first of the principal rooms is a generous sitting room, benefiting from a large bay window to front and feature Edwardian fireplace. Adjacent, the second reception room offers further living or dining space, with a window overlooking the rear garden.

Towards the rear of the property, you will find an bright, extended kitchen with French doors opening to the rear garden. Ample space is available for a dining table, and the modern kitchen is fitted with a range of wall and base-mounted units with work surfaces, an integrated electric oven, electric hob with extractor over, dishwasher and stainless steel sink. Further space is available for a fridge/freezer and washing machine.

### First Floor

The first floor boasts three sizeable double bedrooms; Bedroom 1 spans the width of the house, encompassing a large bay window allowing for an abundance of natural light to fill the room. There is also built-in storage available, which is similarly present in Bedroom 2.

The bathroom is well-appointed, comprising a contemporary suite of bath with mains shower over, toilet and sink.

### Externally

From Howard Road, a gate opens to a front courtyard, bordered by dwarf stone walls with a pathway leading to the front door.

To the rear, you will find a private, west-facing courtyard garden which is primarily laid to patio, with mature borders and flowerbeds.



## 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

## Schools

Henleaze Junior School - Distance: 0.19 miles

Westbury Park School - Distance: 0.4 miles

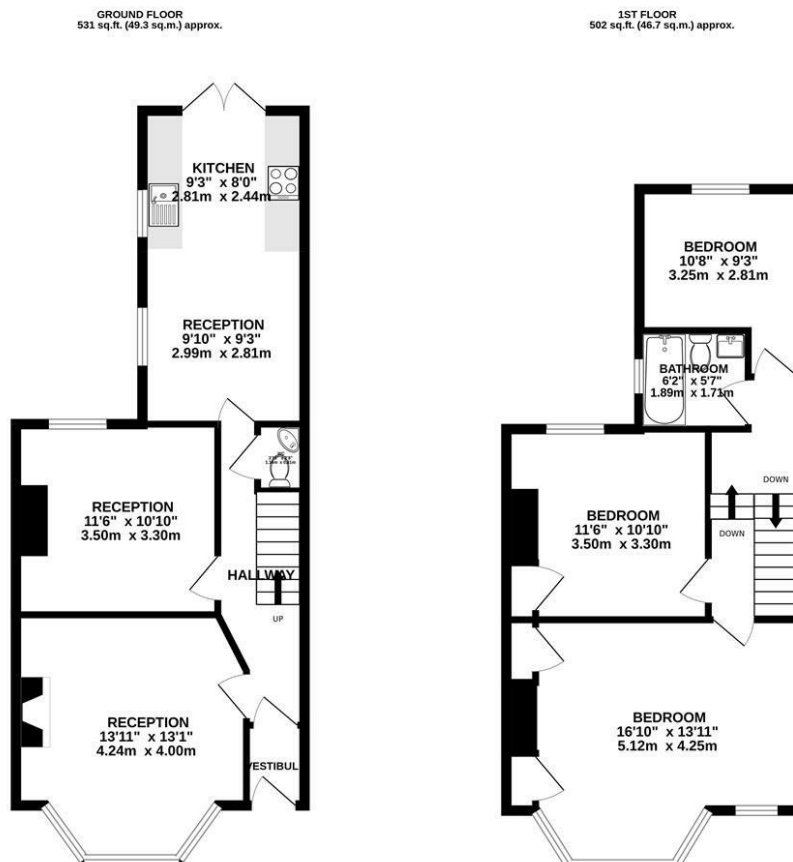
St Bonaventure's Catholic Primary School - Distance: 0.45 miles

Bishop Road Primary School - Distance: 0.6 miles

Redland Green School - Distance: 0.65 miles







**TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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 misstatement. 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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- Three double bedroom, Edwardian home
- Two reception rooms, as well as an extended kitchen/diner
- Modern bathroom and ground floor WC
- Some original features retained
- Private, westerly-facing rear garden
- Situated on a quiet road within the Redland Green APR
- Offered to the market with no onward chain

**Guide Price:** £675,000

**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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