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17 RUSSELL ROAD  
WESTBURY PARK, BRISTOL, BS6 7UB  
£850,000



Located on a quiet road in Westbury Park, comes this beautifully presented and light-filled four-bedroom Victorian property. Offering a substantially extended footprint and a level, south-westerly facing rear garden, this is a superb family home sat within the Redland Green School APR.

### Ground Floor

Entering into the vestibule, you will in turn come to the hallway - featuring stripped and recently re-sealed floorboards, and the original staircase, under which is a cloak room and storage space.

The front portion of the property features the first of two open-plan living spaces on the ground floor: the lounge features a bay window fitted with shutters is complemented by exposed floorboards, coving, picture rails, and a log-burner effect electric fire. A sympathetically created archway with coving and picture rails retained leads to the rear portion of the room, ideal as a snug or dining area.

To the rear of the property is a particularly impressive open-plan kitchen/breakfast room that is blessed with masses of natural light owing to a large skylight, patio doors leading to the garden and uPVC rear facing window. The John Lewis of Hungerford kitchen is well-appointed, featuring a range of matching base and wall-mounted units with quartz worktops, along with space allocated for a range cooker, fridge/freezer, washing machine. The breakfast area comfortably accommodates a table and chairs, and features a convenient built-in cupboard. Smart pendant lighting and an upright panel radiator complete the overall smart presentation of the space.

### First Floor

Spanning the width of the property is a most impressive master bedroom, benefitting from a original sash bay window and a sizeable in-built wardrobe. Adjacent, bedroom 2 is a comfortable double fitted with a uPVC window offering a pleasing outlook to the rear.

The bathroom is fitted with a matching three-piece suite comprised of a bath with shower over, WC and basin - complemented by turquoise metro tiles and neutral decoration.

Completing the first floor is bedroom 3, located to the rear of the property and also a double room, offering a pleasant rear-facing view.

### Second Floor

The second-floor loft conversion provides a generous double bedroom with plentiful eaves storage. From here is access to an en-suite comprised of a walk-in shower with smart tiling, basin and WC.



## Externally

The façade boasts fabulous curb appeal owing to the the double bay window, sandstone brick and stonework, and terracotta tiled pathway that leads to a pretty front door.

To the rear, the property has benefits from a superb garden. Accessible from the kitchen/diner, the garden is comprises a patio area, level lawn with borders containing a variety of mature shrubs, and benefits from a westerly-facing aspect ensuring sun through much of the day and into the evening. To the rear of the garden there is a second patio housing a shed, and gated access to a well-maintained vehicular rear lane. To the boundaries is well-maintained panel fencing.

## Vendor's Comments

"I have loved living in Russell Road – the house is bright and warm, and the garden is easy to maintain and gets the afternoon sun. The street is incredibly friendly with lots of support and advice from the neighbours and an annual street party."

## Location

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

Coldharbour Road and North View are nearby and offer an array of shops, cafes, restaurants and other independent business including L'affinage Du Fromage, 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 major transport links.

## Schools

Henleaze Junior School - Distance: 0.24 miles

Westbury Park School - Distance: 0.35 miles

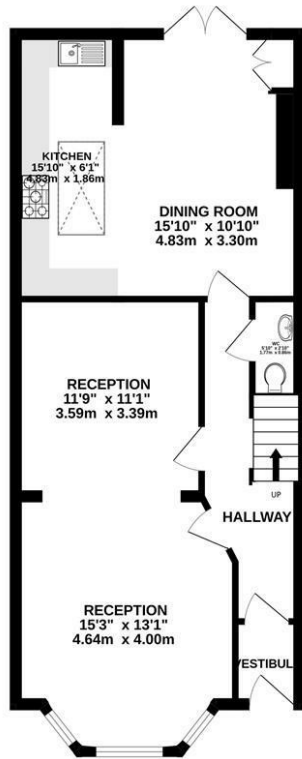
Bishop Road Primary School - Distance: 0.56 miles

Redland Green School - Distance: 0.58 miles





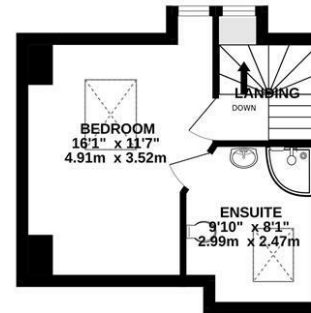
GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



2ND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1559sq.ft. (144.8 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 Metropix 5/2025



- Located on a highly desirable, quiet road in Westbury Park
- A handsome property offering impressive curb appeal
- A sizeable and level westerly-facing rear garden with rear access
- Four well-proportioned bedrooms
- Extended ground floor footprint offering comfortable open-plan living spaces
- Retaining an array of attractive period detailing
- Redland Green School APR
- Two bathrooms, plus a ground floor cloak room
- Offered in excellent, turn-key condition
- A tremendous family home

**Guide Price:** £850,000

**Tenure:** Freehold

**Council Tax Band:** E

**EPC Rating:** C

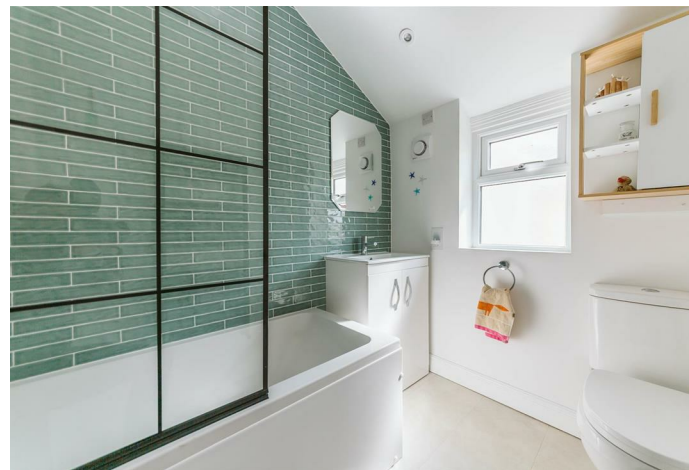
**Local Authority:** Bristol City Council

**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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