



MAGGS  
& ALLEN

67 EFFINGHAM ROAD  
ST. ANDREWS, BRISTOL, BS6 5AY  
£1,150,000



A fine and substantial family home measuring approx. 2680 sq.ft., retaining an abundance of period detailing and located directly opposite St. Andrews Park. Offering six bedrooms, excellent living spaces and off-street parking for two vehicles.

## Vendor's Comments

"We've loved living by St Andrews Park for its peaceful, friendly atmosphere and sense of community. The park is right on your doorstep, which is perfect for walks, kids to play, or relaxing in the sun soaking up the atmosphere. Everything you need is nearby, great schools/nurseries, independent shops, great cafes, and everything the lively Gloucester Road has to offer. It's been a wonderful place to raise a family and feel connected, while still being close to the heart of the city.

The house itself is great for entertaining friends, as there are always enough places for everyone to stay, and the garden lends itself to lovely BBQs in the summer months. The mural on the wall is always a highlight for guests and giving it that truly authentic Bristol vibe."

## Ground Floor

Notable for its impressive size and abundance of natural light flooding the space, the hallway provides a grand entrance with tall ceilings, feature fireplace, storage cupboard and staircase leading to the first floor.

The sitting room is a smart and impressive space, improved by the current owners and features a large bay window facing the park, wooden flooring, cornicing, ceiling rose, a fireplace with a mantelpiece surround, built-in cabinets and book shelves in the chimney breast recesses - all complemented by modern tones.

Blessed with natural light and combining attractive original features with modern fixtures and fittings, the centre piece of the property is the open-plan kitchen/lounge-diner located to the rear of the property. The kitchen has been recently fitted with a range of matching base and wall-mounted blue units, with white tiled splashback and wood effect flooring. The wood effect flooring continues through the dining and lounge areas, which also retain attractive coving. From the lounge is access to the rear patio through French doors.

Completing the ground floor is a utility room, WC and another storage cupboard.

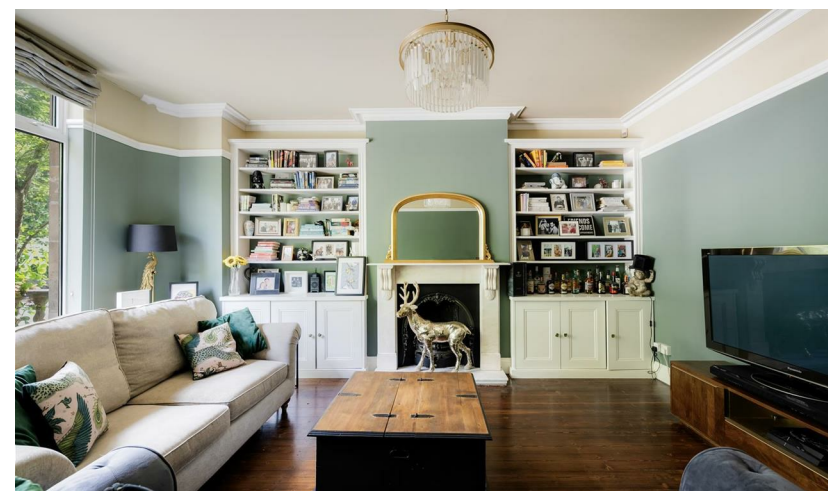
Décor throughout is tasteful and immaculately presented.

## First Floor

The first floor comprises three generous double bedrooms and two bathrooms - accessed from a light and bright, large landing.

The rear-facing bedroom - the master - has a westerly-facing aspect, and is a well-sized double with smart in-built storage to the far wall and hard flooring. Two double bedrooms with large uPVC windows are located to the front elevation and overlook St. Andrews Park, with the larger of these having been recently fitted with in-built storage. Each of the bedrooms on this level retain attractive cornicing to complement the modern décor.

The owners have reconfigured the layout of the first floor to create a stunning family bathroom and a second shower room adjacent. The main bathroom is fitted with a stunning four-piece suite comprising a free-standing bath, shower enclosure, WC, and basin—complemented by marble-effect tiling and off-white décor. The shower room is fitted with a modern three-piece suite comprising a walk-in shower enclosure, WC and hand wash basin.





## Second Floor

Ascending to the second floor by a staircase illuminated by a large skylight, you will find three further bedrooms, a third bathroom, storage cupboard and study with kitchenette.

As with the ground and first floors, this level is immaculate in its presentation having recently been redecorated throughout in a range of contemporary shades. Both front facing bedrooms have a view overlooking the park, and the largest of these has newly fitted high quality in-built wardrobes.

The rear facing double bedroom has also had built-in wardrobes recently fitted, and due to its westerly facing aspect is blessed with natural light through the afternoon and evening. Adjacent is a study, fitted with a kitchenette - providing an ideal home working space blessed with natural light.

Completing the second floor is a storage cupboard and a modern bathroom fitted with a matching three-piece suite comprising a WC, shower enclosure, bath, and basin—complemented by marble-effect tiling to the walls and smart white tiling underfoot.

## Externally

A leafy approach leads to a block-paved driveway, with an array of mature shrubs enhancing what is a handsome façade. The driveway offers off-street parking for two vehicles.

To the rear of the property you will find a charming westerly facing garden divided across a lawned area with raised flower border, patio accessible directly from the lounge positioned to catch the afternoon and evening, and gated access to the rear lane.

The Vendors commissioned the painting of a unique mural to the rear wall by a Bristol-based artist, and further enhances what is a lovely space for relaxing and entertaining.

## Schools

Sefton Park Junior School - Distance: 0.3 miles

E-Act Fairlawn Primary School - Distance: 0.39 miles

E-Act Montpelier High School - Distance: 0.4 miles

Bishop Road Primary School - Distance: 0.49 miles

Redland Green School - Distance: 0.65 miles

Fairfield High School - Distance: 0.69 miles

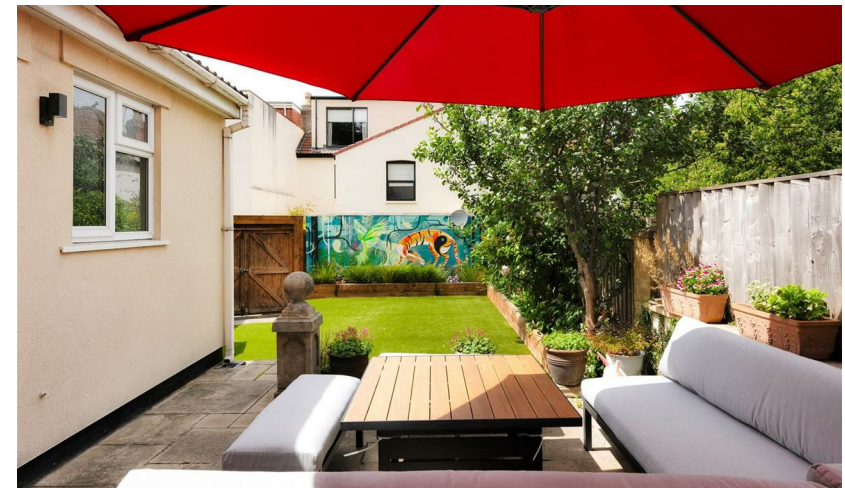
## Location

St. Andrews offers a distinct urban bohemian character with a strong sense of community. With Gloucester Road on its western edge, you'll have an array of charming independent cafes, restaurants, pubs, and shops readily available.

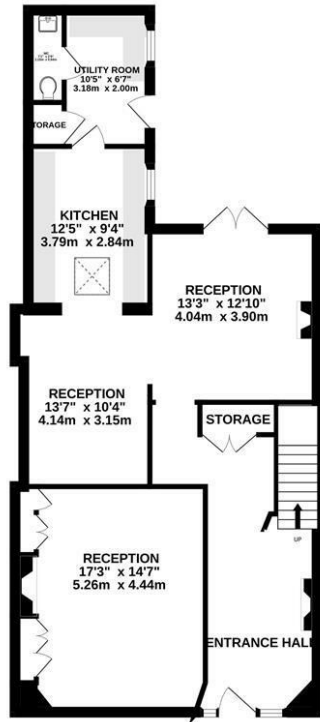
This isn't just a place to live; it's a vibrant community. Street parties and events, organised by local businesses and groups, are a common occurrence, fostering a truly exciting and connected atmosphere.

At the heart of it all is St. Andrew's Park. This cherished green space on a grassy slope provides a peaceful refuge from city life. Whether it's for a picnic, a local concert, or fun at the adventure playground and paddling pool, the park is a highly valued amenity and a source of local pride.

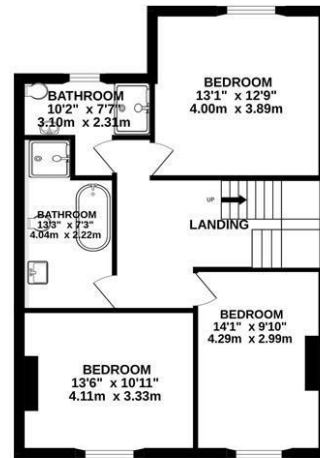
The majority of homes here are 19th-century builds. While some have been thoughtfully converted into apartments, attracting young professionals, the un-converted single residences are highly sought-after. The grander homes surrounding the park and the charming terraces close to excellent primary schools are particularly coveted, making St. Andrew's a truly fashionable and desirable Bristol neighbourhood.



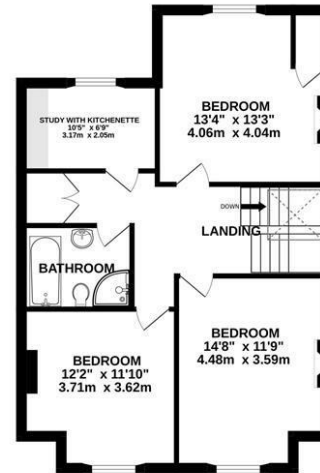
GROUND FLOOR



1ST FLOOR



2ND FLOOR



**TOTAL FLOOR AREA : 2680sq.ft. (249.0 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 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.  
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- A fine and substantial mock-Georgian property measuring approx. 2680 sq.ft.
- Located directly opposite the beautiful green space of St. Andrews Park
- Two off-street parking spaces
- An array of attractive original features retained
- Six bedrooms and a study with kitchenette
- Three bathrooms
- A westerly-facing garden benefitting from sun from afternoon through into the evening, with rear access
- An impressive open-plan kitchen/living space and separate bay-fronted sitting room
- Much improved by the current owners including new kitchen and bathrooms
- An outstanding family home

**Guide Price:** £1,150,000

**Tenure:** Freehold

**Council Tax Band:** F

**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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