



MAGGS
& ALLEN

53 HARCOURT ROAD
REDLAND, BRISTOL, BS6 7RF
Guide Price £895,000

GUIDE PRICE RANGE: £895,000 - £925,000

Situated in a prime location within the Redland Green School APR, this superb family home offers a substantial private rear garden, driveway parking and garage. Retaining many of its original features and in good order throughout, the property is offered with no onward chain.

Property Details

Entering the property into a wide, welcoming hallway with ornate stain glass and exposed floorboards, the ground floor features two reception rooms; a bay-windowed lounge to the front elevation featuring log burner and picture rails as well as continued exposed floorboards, and to the rear a smartly presented dining room with some original detailing retained and providing a nice view of the rear garden. The kitchen is sat adjacent to the dining room, and comes fully fitted with a range of base and wall-mounted cream units, and a breakfast bar to the rear. From here is direct access to the decking area via patio doors, and further to the garden.

Ascending to the first floor you will be greeted by the smartly presented family bathroom - fitted with a three piece suite including shower-over-bath - and three bedrooms. The master is a bay-windowed room decorated neutrally and retains the original picture rails. A single room currently in use as a home office, and to the rear a double bedroom with a view of the rear garden below, complete the first floor.

The second floor comprises a large double bedroom decorated in neutral colours, and due to its dual-aspect nature provides plentiful natural light and outstanding views of Westbury Park and Bishopston. This room additionally offers excellent storage by way of two eaves spaces and a built-in wardrobe. Adjacent is a three-piece shower room with walk-in shower enclosure.

Externally, the property boasts a sizeable rear garden bordered by mature shrubbery but is otherwise a low-maintenance and level space laid to lawn, benefitting from a sunny aspect. There is a small under-croft storage space accessible adjacent to the decking area. A garage, with rear access to the garden, driveway parking to front and a small front garden complete the external aspect of the property.

Vendor's Comments

'We have loved this home at every stage of 18 years of family life, and have felt so relaxed in this quiet and friendly neighbourhood. The views, due to its open elevated position, and the greenery of the secluded garden make it a real haven.'



Location

The property boasts a tremendous location. Nearby green spaces like Redland Green and the Downs provide peace and quiet, while independent shops and cafés offer a unique local experience. Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers an array of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Cultural richness thrives with art galleries and theatres, complemented by the youthful energy of the University of Bristol and the highly regarded Redland Green School – meaning it is also an academic hub within the city.

This is a charming residential neighbourhood known for its diverse architecture and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting. The property's fantastic location ensures easy transportation access, including Redland Station within walking distance, making it a gateway to explore Bristol and beyond.

Diverse dining options, family-friendly amenities, and a blend of history and modernity make it a special place to live.

Schools

Westbury Park School approx. 0.2 miles

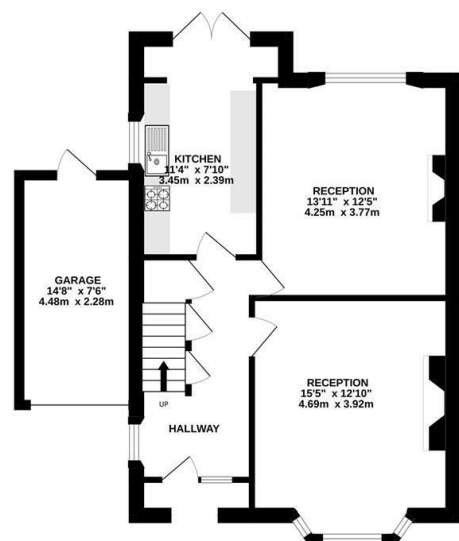
Redland Green School approx. 0.3 miles

Henleaze Junior School approx. 0.5 miles

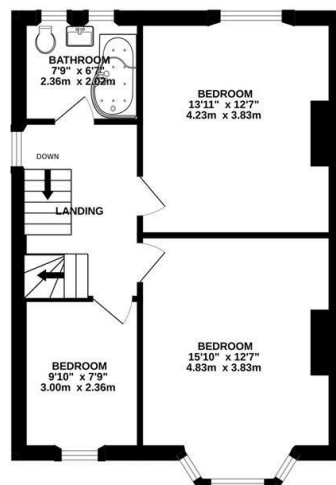
Bishop Road Primary School approx. 0.5 miles



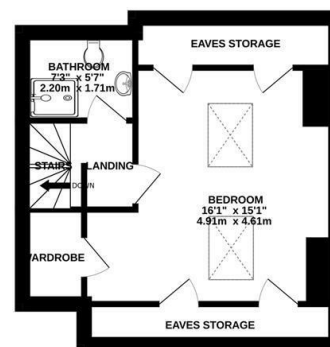
GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



2ND FLOOR
389 sq.ft. (36.2 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.
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- A fine four-bedroom family home situated in the Redland Green School APR
- Off-street parking and a garage
- Sizeable & private rear garden
- Two reception rooms
- Many original features retained
- Well-sized bedrooms include three comfortable double bedrooms
- Offered with no onward chain

Guide Price: £895,000

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.

**MAGGS
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