



MAGGS
& ALLEN

67 DOWNS PARK EAST
WESTBURY PARK, BRISTOL, BS6 7QG
Price Guide £1,250,000

GUIDE PRICE RANGE: £1,250,000 - £1,350,000

This superbly well-located Edwardian semi-detached family home offers four/five double bedrooms and three reception rooms, set on the desirable sunny side of a sought-after road near Durdham Downs. Highlights include a stunning extended kitchen/dining area (24ft x 14ft) that opens directly onto a level, south-westerly facing garden, along with the rare benefit of off-street parking for two cars.

Ideal for families, the home is just a short, level walk from the shops and restaurants of North View and Coldharbour Road, the green spaces of Durdham Downs, and convenient bus connections to central areas. It is also within 700 meters of Westbury Park Primary School and 1.3 km of Redland Green School.

The property has been thoughtfully extended and improved by the current owners, while still offering the opportunity for gentle cosmetic updates in some areas.

Property Description

The ground floor features a spacious entrance hallway, a sitting room with charming arched sash windows and original feature fireplace; a second family room/reception area with a wide opening that flows into the extended kitchen/breakfast room, creating a social heart of the home. This kitchen/breakfast room is a real highlight, illuminated through glazing on three aspects and offering direct access to the garden through glazed double doors. The kitchen is fitted with a range of base and wall-mounted units, as well as an oversized island to the centre which also offers a breakfast bar.

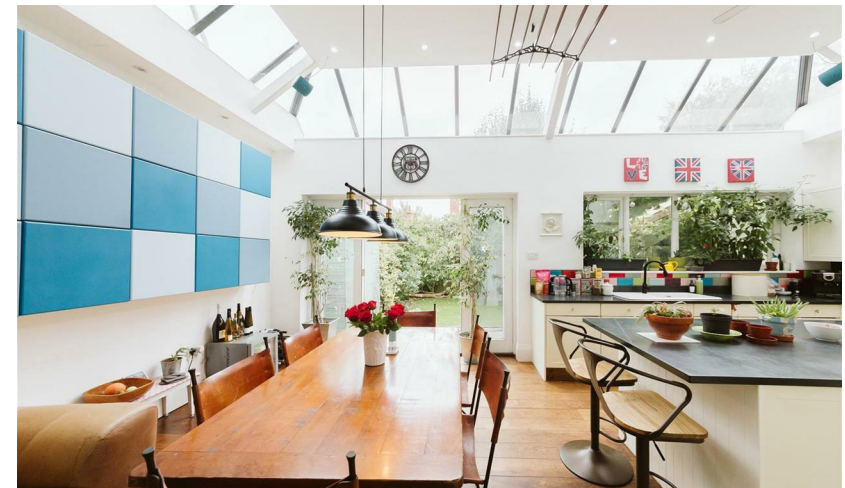
Completing this level is a useful third reception room or guest room, a ground floor wet room/WC, and a convenient shared side access pathway with leads back round to the front aspect of the property.

The first floor comprises; wide landing with original banister and handrail; stunning master bedroom with front-facing balcony and retaining original fireplace, two further double bedrooms overlooking the rear aspect, and an impressive bathroom fitted with standalone bath, hand wash basin, separate shower, and WC and presented smartly with matching tiling to floor and walls.

Ascending to the second floor you will find another real highlight of this property. Offering flexible use as a double bedroom or self-contained guest suite; this converted loft space is dual aspect, allowing in plenty of natural light, and with exposed brickwork retains plenty of character. There is a kitchenette with a range of base and wall-mounted units, an ensuite wet room, and a mezzanine level with reduced head height offering further bed space.

Externally, to the front of the property has been smartly landscaped to provide off-street parking for two cars, whilst retaining a low-maintenance border for shrubs to the left. To the rear there is a level, south-westerly facing mature garden, split across a lawned area and a raised, partially covered patio.

A wonderful family home in a prime location offering abundant period character. Call Maggs & Allen today to arrange a viewing.



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 serve as central hubs, offering a vibrant mix of independent shops, cafes, and boutiques.

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.

This is a sought-after destination for those seeking classic charm, community spirit, and modern convenience.

Schools

Badminton School - Distance: 0.31 miles

Westbury Park School - Distance: 0.37 miles

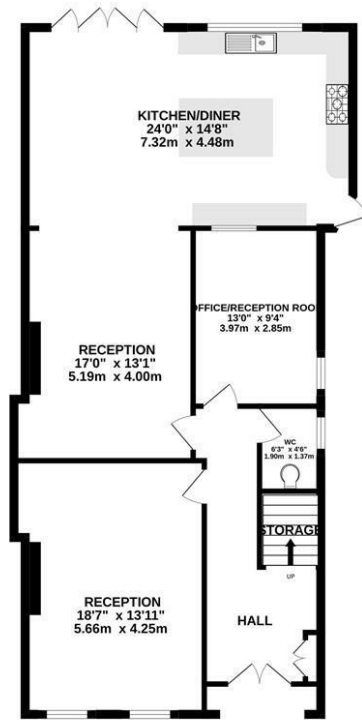
St Ursula's E-ACT Academy - Distance: 0.37 miles

Elmlea Junior School - Distance: 0.39 miles

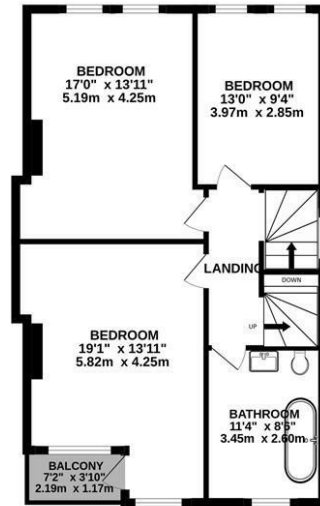
Redland Green School - Distance: 0.77 miles



GROUND FLOOR
1121 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.3 sq.m.) approx.



2ND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 2416 sq.ft. (224.4 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 handsome semi-detached Edwardian family home
- A substantial property measuring in excess of 2400 sq.ft.
- Retaining stunning original detailing
- Level south-westerly facing rear garden
- Off-street parking for two cars
- An impressive, open-plan kitchen/dining space measuring approx. 24' x 14'
- Flexible accommodation, incorporating a self-contained guest suite to the top floor with ensuite and kitchenette

Guide Price: £1,250,000

Tenure: Freehold

Council Tax Band: G

EPC Rating: D

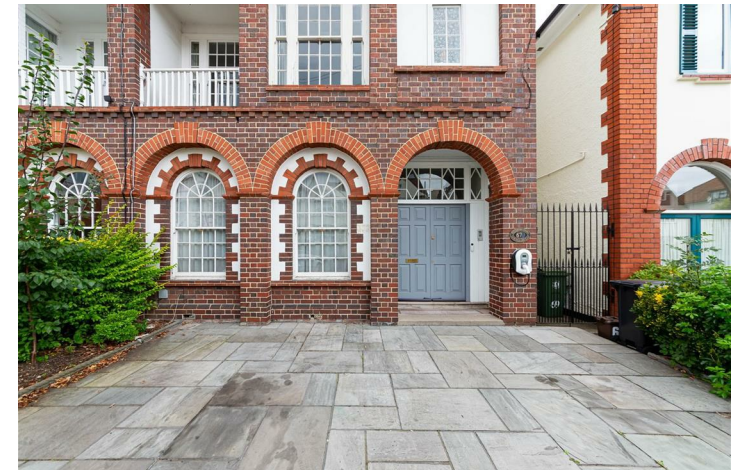
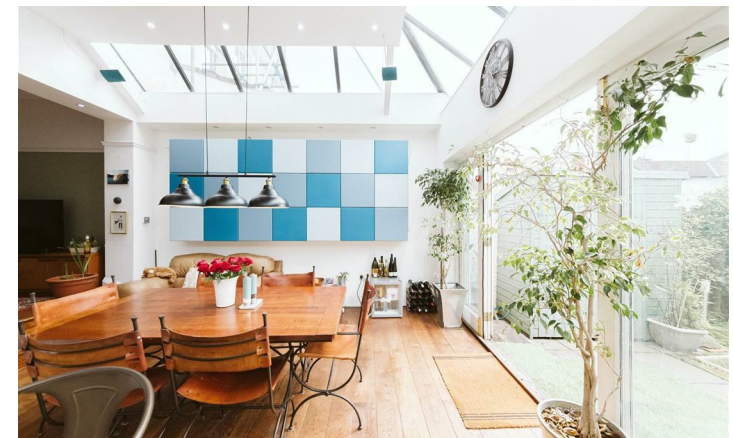
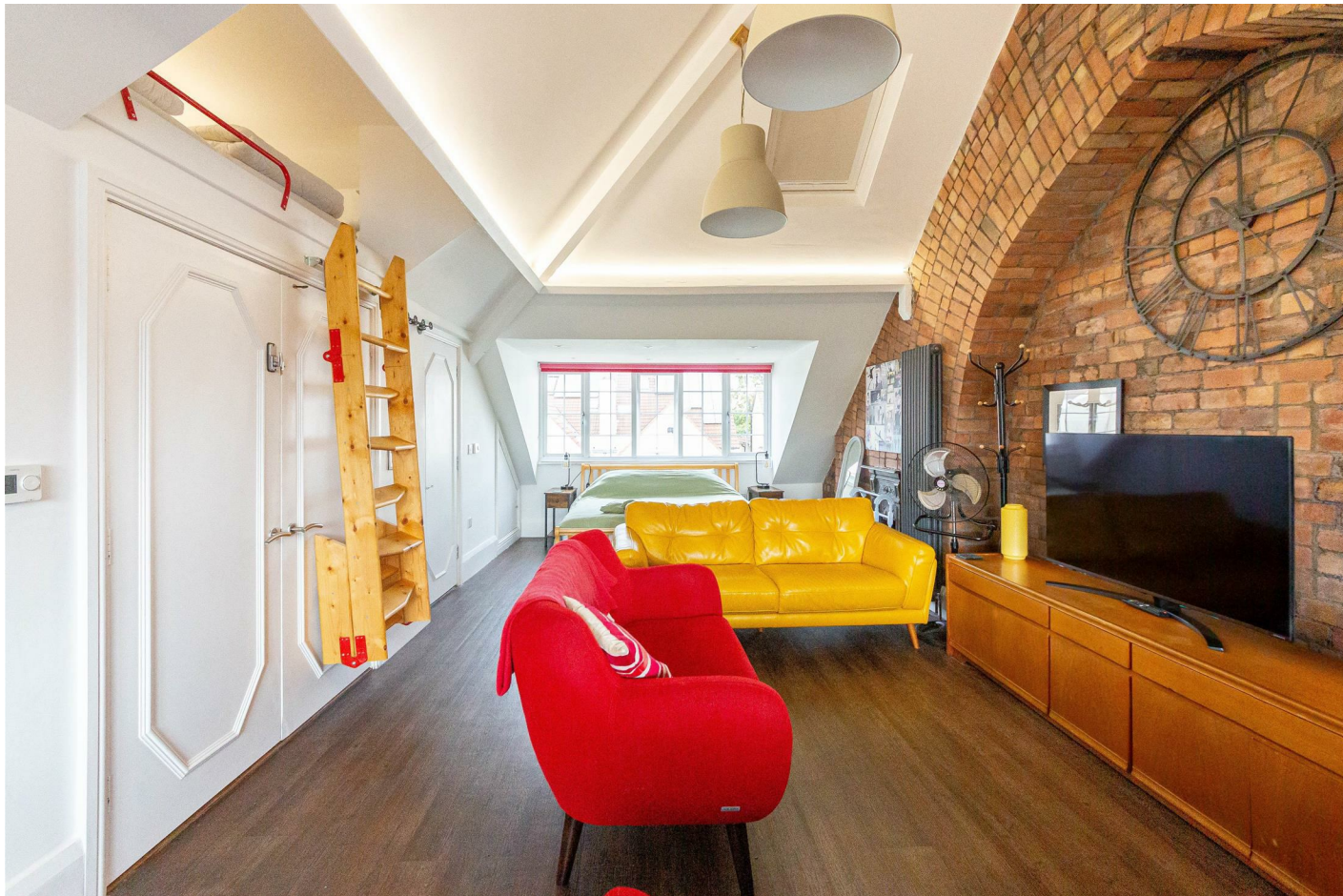
Local Authority: Bristol City Council

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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