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GARDEN FLAT, 54 LINDEN ROAD

WESTBURY PARK, BRISTOL, BS6 7RR

£795,000

Occupying the hall and lower ground floors of a substantial Edwardian building, comes this beautifully renovated four-bedroom maisonette in Westbury Park. Substantially-extended and modernised by the current owner, the property boasts four double bedrooms, three bathrooms, off-street parking and a sizeable rear garden.

### Internally

A small, communal hallway provides access to the front door, which in turn opens to a tiled entrance hall providing access to the accommodation.

The hub of the home is situated on the lower ground floor, which has been substantially-extended to create a beautiful, open-plan kitchen/living area with large sliding doors providing level access to the rear garden. The sleek, two-tone kitchen comprises a range of base and wall-mounted units with a centre island and quartz worktops. Integrated appliances include an electric oven, microwave, five-ring gas hob with extractor, dishwasher, fridge/freezer and an undermount sink.

The space benefits from herringbone flooring throughout and provides ample room for both living and dining and a large, pyramid skylight ensures the entirety of the space is bathed in light throughout the day. From the living space, an opening in the wall gives way to a cosy cinema room with restricted head height, making the most of every inch of space available.

Also located on this floor is a utility cupboard with space for a washing machine and tumble dryer, a modern family bathroom, and access to a large basement, offering a vast amount of storage.

The ground floor has been entirely remodelled to incorporate four generous double bedrooms and a family bathroom. Situated at the front of the property, the main bedroom boasts typical Edwardian proportions and a range of period features including; cornicing, ceiling rose, a cast iron fireplace and a large, double-glazed bay window. Adjacent, the third bedroom is also a well-sized double and benefits from neutral décor, a feature fireplace and two large windows to the front elevation.

A few shallow steps lead further down the hall to the second bedroom; a large, bay-fronted double with stunning ceiling detail, carpeted floors and an ornate feature fireplace. The bay window allows for natural light to flood the space throughout the day, and provides attractive views over the rear garden.

At the rear of the property, the fourth bedroom is currently utilised a home office, and benefits from a contemporary en-suite shower room encompassing walk-in shower, toilet and sink.

Completing the ground floor accommodation is a stunning family shower room, which is fully tiled and fitted with a floating toilet, sink with vanity drawers and a large, walk-in shower.



## Externally

From Linden Road, an iron gate provides access to a slabbed footpath leading to the front door, as well as the side access gate to the rear garden. In front of the property, a gravel driveway provides off-street parking.

The rear garden has been meticulously re-designed to create an immaculate, level outdoor space with a range of seating areas placed to make the most of the sunlight throughout the day. Primarily laid to patio, the garden features a well-maintained lawn, a seating area with pergola, and beautifully-manicured borders. A side access gate gives way to the front of the property.

## 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

Westbury Park School - Distance: 0.2 miles

Henleaze Junior School - Distance: 0.38 miles

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

Redland Green School - Distance: 0.49 miles

## Tenure

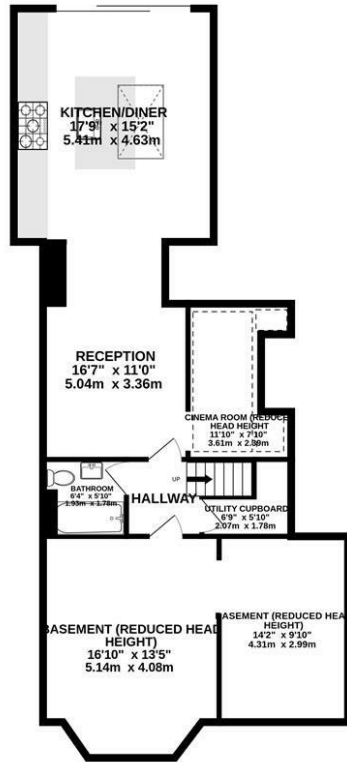
We understand the property is Leasehold with 963 years remaining on the lease.

We understand there is no Ground Rent.

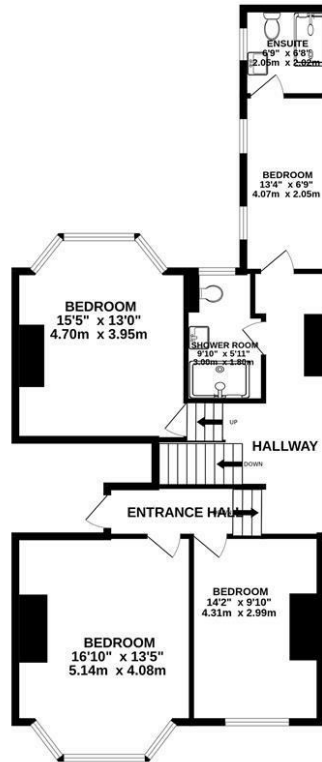
We understand the flat has a formal cross-lease arrangement with the only other maisonette in the building whereby costs for such things as buildings insurance and general repairs and maintenance are shared between the two properties.



LOWER GROUND FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



GROUND FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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 C3026



- A substantially-extended garden maisonette
- Beautifully renovated throughout with a high quality finish
- Four generous double bedrooms
- Bright, open-plan kitchen/living area with level access to the garden
- Three modern bathrooms, including an en suite shower room
- Private, level rear garden with a range of seating areas
- Driveway providing off-street parking
- Situated within close proximity to Henleaze Road and The Downs

**Guide Price:** £795,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** C

**EPC Rating:**

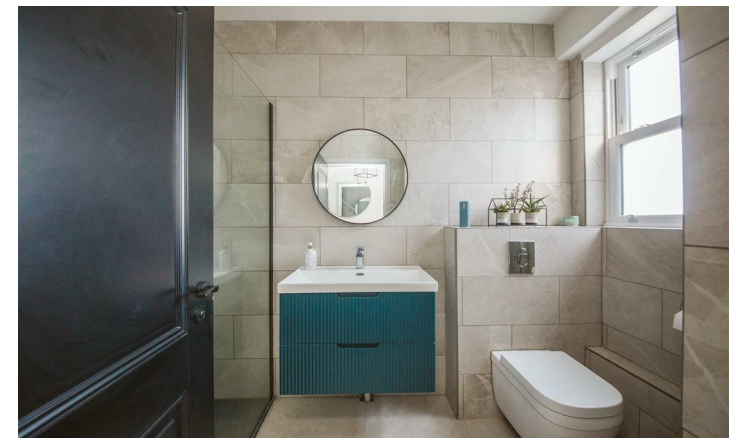
**Local Authority:** Bristol City Council

**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 & ALLEN**





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