



MAGGS  
& ALLEN

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



This is a fine and substantial family home, perfectly positioned directly opposite St. Andrews Park. Measuring approximately 2680 sq.ft., the property retains a wealth of attractive period detailing and offers generous living spaces. With a total of six bedrooms and off-street parking for two vehicles, this is an ideal home for a large or growing family.

#### 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

The grand hallway provides a striking entrance, with tall ceilings, a feature fireplace, and an abundance of natural light. Just off the hallway is the sitting room, a smart and impressive space. It has a large bay window facing the park, wooden flooring, and a fireplace with built-in cabinets and bookshelves, all complemented by a tasteful, modern decor.

The heart of the home is the open-plan kitchen/lounge-diner located to the rear. The recently fitted kitchen features a range of modern blue units with a white tiled splashback. The wood-effect flooring continues throughout the dining and lounge areas, which also retain attractive coving. The lounge provides access to the rear patio through French doors.

A separate utility room, a WC, and an additional storage cupboard complete the ground floor, which is immaculately presented throughout.

#### 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

The staircase, illuminated by a large skylight, ascends to the beautifully presented second floor. This level has been recently redecorated throughout in a range of contemporary shades, and comprises three well-proportioned bedrooms, a study, and a modern bathroom.

The two front-facing bedrooms have a view overlooking the park, and the largest of these has newly fitted, high-quality built-in wardrobes. The rear-facing double bedroom also has built-in wardrobes and is blessed with natural light throughout the afternoon and evening due to its westerly facing aspect.

Adjacent to the rear bedroom is a study fitted with a kitchenette, which provides an ideal home-working space. A modern bathroom completes the second floor, with a matching three-piece suite that includes a WC, shower enclosure, and bath, all complemented by marble-effect tiling to the walls.

## 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

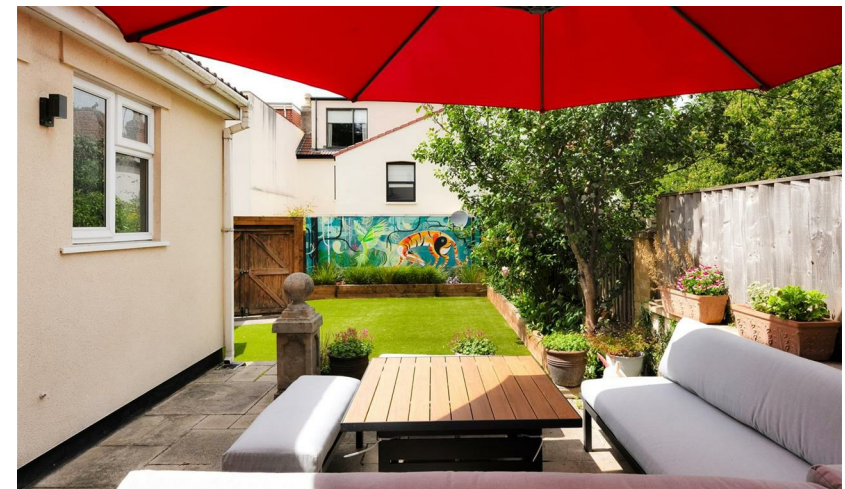
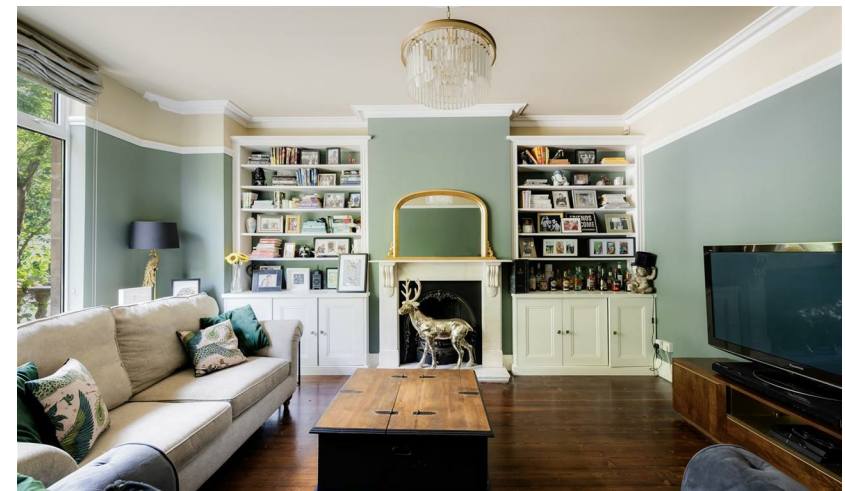
## Location

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.

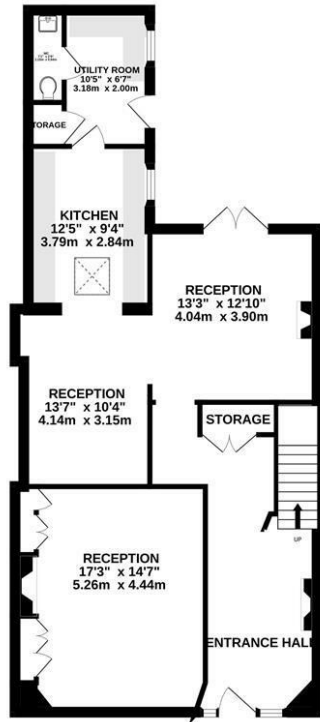
At the heart of it all is St. Andrew's Park. This cherished green space on a grassy slope provides a peaceful refuge from city life. Whether it's for a picnic, a local concert, or fun at the adventure playground and paddling pool, the park is a highly valued amenity and a source of local pride.

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.

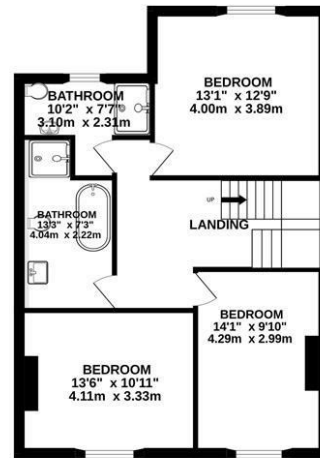




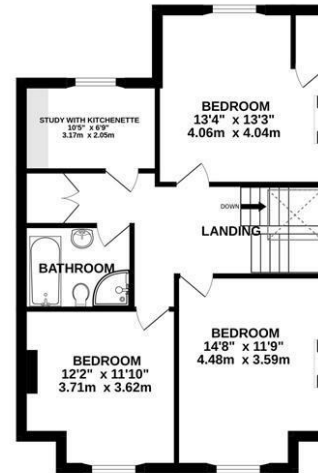
GROUND FLOOR



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:** £1,000,000

**Tenure:** Freehold

**Council Tax Band:** F

**EPC Rating:** D

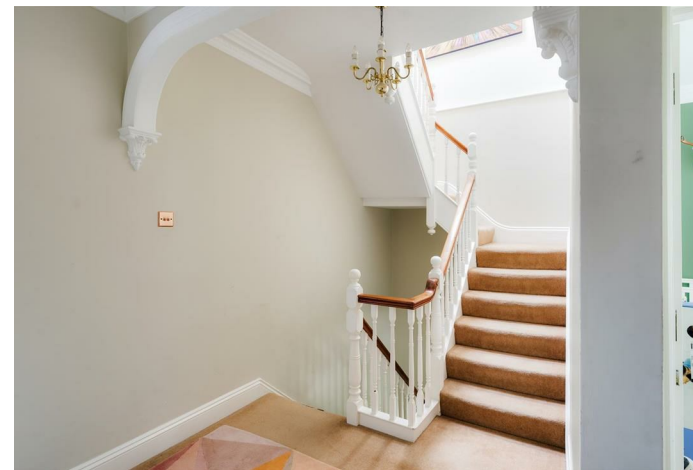
**Local Authority:** Bristol City Council

**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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