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& ALLEN

80 UPPER CRANBROOK ROAD  
WESTBURY PARK, BRISTOL, BS6 7UP  
Offers In The Region Of £800,000



A four-bedroom 1920s residence retaining much of its period charm, comprising three reception rooms, a sizeable wraparound garden and detached garage to rear. Offered with no onward chain, this property offers huge potential to significantly extend and modernise.

### Ground Floor

A significantly extended ground floor that retains a wealth of original charm throughout.

Original double doors provide access into a light and bright entrance hall, from which you will find each of the principle rooms. The hallway retains the original staircase with storage cupboard, picture rails, and architrave.

The sitting room benefits from a southerly aspect, with a bay window overlooking the front garden. Classic proportions are complemented by original picture rails, coving and ceiling rose.

The dining room, located adjacent to the sitting room and with direct access to the rear garden, also retains much of its charm with ornate corning and ceiling rose intact.

A breakfast room leads through to the kitchen, fitted with a range of matching base and wall-mounted units, and at the very rear of the ground floor is a WC and storage cupboard.

Sit to the left of the hallway is a third reception that we understand may be an extension to the original dwelling.

We understand that much of the original flooring may be intact on this floor - a particularly attractive feature should a prospective buyer wish to refurbish.

### First Floor

Benefitting from a westerly facing window, the landing provides access to each of the four bedrooms, and family bathroom.

Bedroom one is a bay-windowed room with classic proportions and retaining original picture rails fireplace surround and tiled recess. Bedroom two likewise retains many original features, including a built-in wardrobe to the far corner.

Bedroom three is another comfortable double bedroom, is located at the rear of the property, while bedroom 4 would make for an ideal study.

The family bathroom is fitted with a three-piece suite including WC, basin and bath.





## Garden

The triple aspect nature of the garden ensures that it benefits from a sunny outlook through much of the day into the evening. Additionally, its size means there is scope to extend laterally, subject to necessary permissions.

The portion of the garden to the rear is divided between a courtyard immediately accessed from the house, lawn and borders, and a path leading to the garage.

The garage is additionally accessed via the rear lane, and there is the option to reinstate a parking space.

## 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 serves as a central hub, 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. It's a sought-after destination for those seeking classic charm, community spirit, and modern convenience.

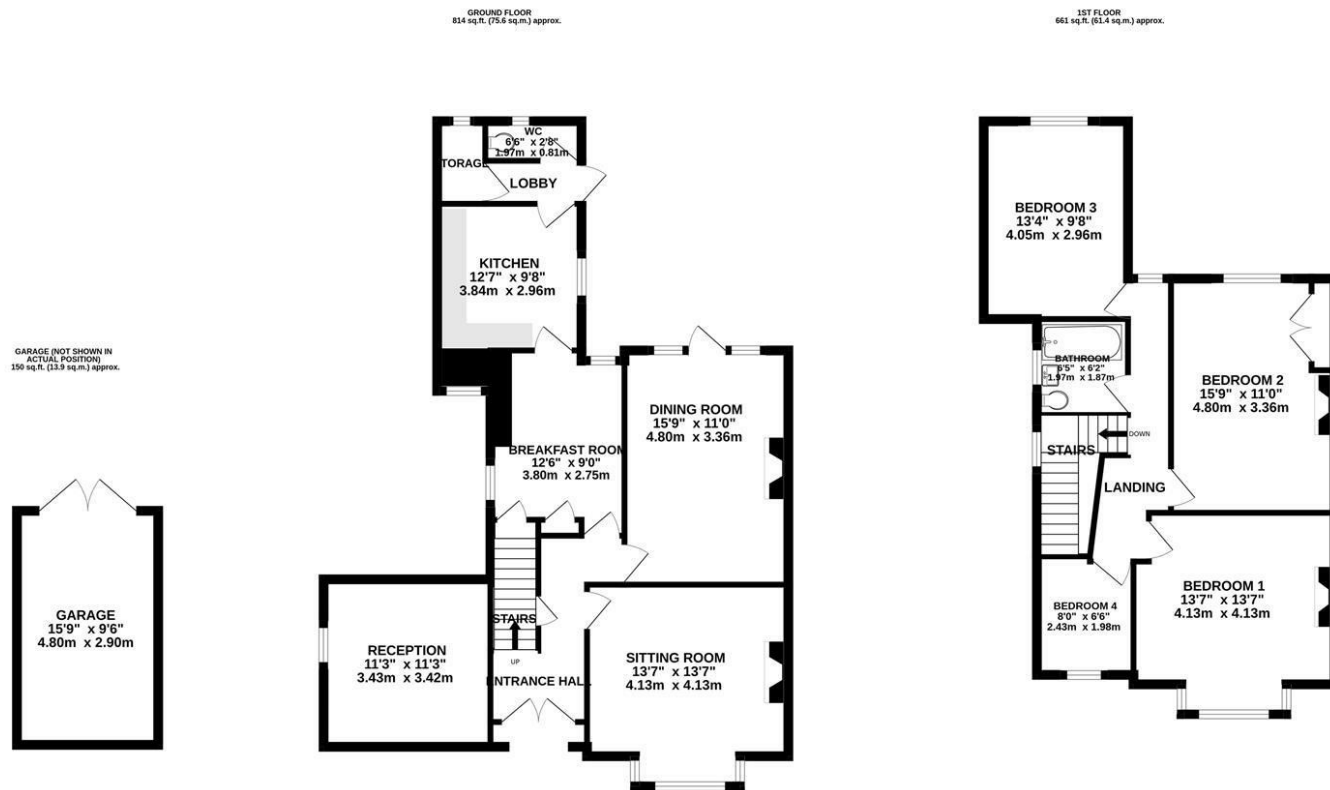
## Schools

Westbury Park School - Distance: 0.25 miles

Henleaze Junior School - Distance: 0.34 miles

Redland Green School - Distance: 0.56 miles





**TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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- An extended 1920's residence
- Detached garage, and option to reinstate off-street parking
- Four bedrooms
- Three reception rooms
- Wraparound gardens
- Scope to extend substantially, subject to permissions
- Many ornate original features retained
- A desirable area, within the Redland Green School catchment
- Offered with no onward chain

**Guide Price:** £800,000

**Tenure:** Freehold

**Council Tax Band:** F

**EPC Rating:** F

**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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