



MAGGS
& ALLEN

32 CAIRNS ROAD
WESTBURY PARK, BRISTOL, BS6 7TY
£785,000

An immaculately-presented, extended Edwardian home, located on a quiet road within the Redland Green School APR. Featuring four double bedrooms, two reception rooms, a sleek open-plan kitchen and a south-westerly facing rear garden.

Vendor's Comments

"We love this house, we love living here, the neighbourhood is quiet and we get on with all our neighbours. It's a mix of older people and families with similar age children. We know a lot of the community through the schools. We have got two children easily into Redland Green on the first round, 8 years apart. The garden is sunny all day long and no house really overlooks as the house to the back is the side with all window's frosted. We've spent years making it our perfect home, with a beautiful open space downstairs and a lovely loft extension. We'll be sad to leave it."

Ground Floor

An original front door opens into a useful entrance vestibule, with double doors opening into the hallway, which in turn provides access to the principal rooms. The first of these is a tastefully-decorated sitting room, retaining a wealth of original Edwardian features such as an original fireplace, picture rails, cornicing and a large, square bay window to the front elevation.

Heading towards the rear of the property, the original second reception room has been expertly knocked through into the hallway creating a sleek, open plan kitchen with a large central island, handle-less fronts and ample work surfaces. Many appliances are integrated, encompassing a fridge/freezer, dishwasher, washing machine, drinks fridge, microwave and coffee machine. Additionally, you will find a freestanding range cooker with a five-ring gas hob.

Wood-effect flooring runs throughout the kitchen and continues into the extension; a bright and modern second reception room with fitted storage and tri-folding doors opening to the rear garden.

First Floor

To the first floor you will find three double bedrooms, including a very generous bedroom to the front of the property which spans the width of the house and benefits from three sash windows providing rooftop views and allowing for an abundance of natural light to flood the room. A contemporary, four-piece bathroom can also be found on this floor, which comprises a toilet, sink, bath and walk-in shower.

Second Floor

A substantial dormer extension provides what is perhaps one of the key-features of the property; a sizeable main bedroom with ample storage, two skylights and a Juliet balcony providing views over Westbury Park. Off the bedroom, you will find a recently-fitted en-suite shower room complete with wood-effect flooring and period-style glazed tiles to the walls, comprising a corner shower unit, toilet and sink.



Externally

From Cairns Road, a few shallow steps lead to the original front door, as well as a pretty, walled front courtyard.

The rear garden is south-westerly facing - providing a quiet, sunny space to enjoy throughout the day. The majority of the garden is laid to artificial turf, with a patio area accessed directly from the property and a portion of decking towards the end of the garden. The space is bordered by brick walls to each boundary, with raised beds adjacent and a rear access gate at the bottom.

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 are nearby and offer an array of shops, cafes, restaurants and other independent business including 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 transportation. It is a sought-after destination for those seeking classic charm, community spirit, and modern convenience.

Schools

Henleaze Junior School - Distance: 0.21 miles

St Bonaventure's Catholic Primary School - Distance: 0.37 miles

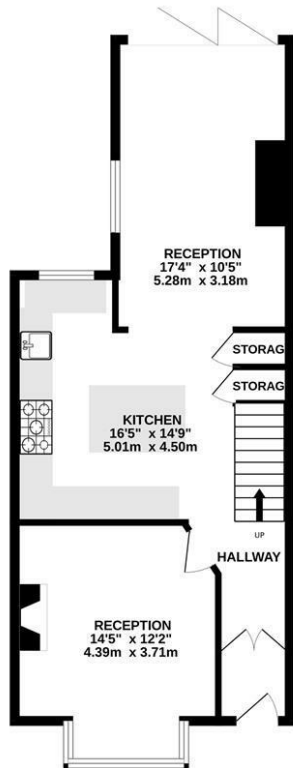
Westbury Park School - Distance: 0.38 miles

Bishop Road Primary School - Distance: 0.53 miles

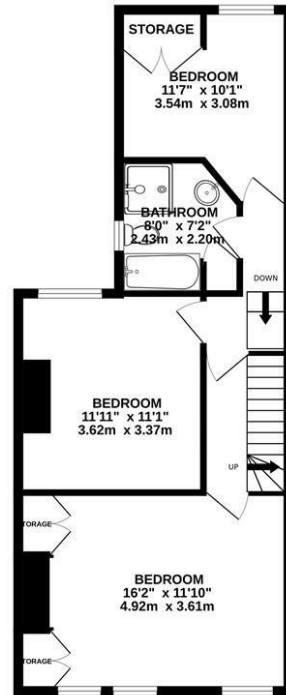
Redland Green School - Distance: 0.58 miles



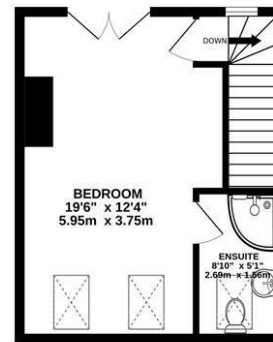
GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.

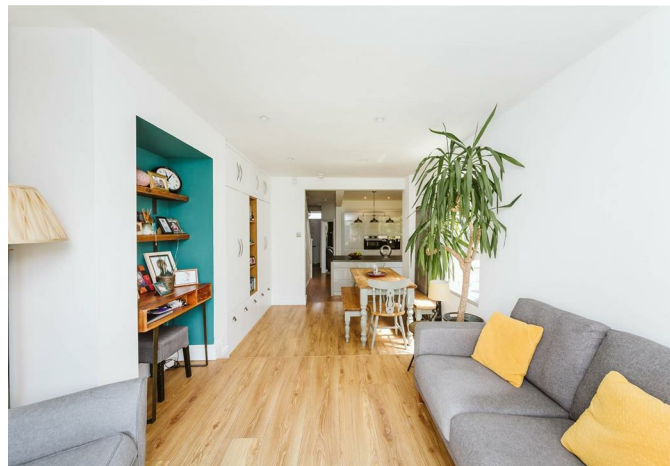


2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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 beautifully-modernised, Edwardian family home
- Four double bedrooms, including a substantial main bedroom with en-suite
- Two large reception rooms
- A contemporary open-plan kitchen
- Retaining some attractive period features, blended with modern style
- Low-maintenance, south-westerly facing rear garden
- Redland Green School catchment
- Located on a quiet road, popular with families

Guide Price: £785,000

Tenure: Freehold

Council Tax Band: D

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.

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60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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