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& ALLEN

58 ST. ALBANS ROAD
WESTBURY PARK, BRISTOL, BS6 7SH
£920,000

A fine and substantial Edwardian mid-terrace home, this three-storey property offers approximately 1800 sq.ft. of accommodation and retains a wealth of character. Located in the desirable Westbury Park, the property boasts five well-sized bedrooms, two reception rooms, and three bathrooms.

Ground Floor

The front of the property opens features a sizeable lounge/diner, created by combining the two original reception rooms. The sitting room offers classic proportions with high ceilings, original sash windows, picture rails, and a converted gas period fireplace providing a focal point. The dining area continues the period charm with exposed floorboards, cornicing, and an attractive period fireplace. Partially glazed double doors ensure plentiful natural light flows through the space.

Perhaps the highlight of the ground floor is the expansive, open-plan kitchen/diner extension that occupies the rear of the property. With large bi-fold doors and a number of skylights, the room is flooded with natural light, illuminating this particularly impressive space. The kitchen is fitted with a range of matching base and wall-mounted units, red tiled splashbacks, integrated appliances, and a large island with a gas hob.

A WC and substantial under-stairs storage complete the ground floor accommodation.

First Floor

The first floor is comprised of three generous bedrooms. Spanning the width of the property, the master bedroom is flooded with natural light through a wide bay and a second window, both retaining the original sash windows. Built-in wardrobes also feature in this room. The second and third bedrooms are both double rooms, with the smallest offering a pleasant outlook from the rear elevation.

A modern and well-sized family bathroom is located adjacent. It features a three-piece suite with a bath, WC, and two hand wash basins, all complemented by mid-grey tiling and a heated towel rail.

Second Floor

The second floor is a well-designed converted loft space with a practical layout accessed from the landing. It comprises two well-sized double bedrooms, one of which offering valuable eaves storage.

The modern bathroom features a three-piece suite, including a basin, WC, and walk-in shower enclosure. This space is tastefully complemented by light grey tiling, a heated towel rail, a vanity unit, and a skylight.



Externally

The home presents a classic Edwardian façade with a recently replaced modern front door. The low-maintenance front courtyard is highly practical, featuring a secure storage unit.

To the rear, bi-fold doors from the kitchen/diner lead out to a well-sized decking area, which conveniently features under-croft storage. The decking descends to a low-maintenance rear garden with mature trees and shrubs, which also benefits from valuable rear access.

Vendor's Comments

"We have very much enjoyed living in St Albans Road - we have lovely neighbours, the street has lovely community feel especially on occasional road close days for the children to play out and street parties. The children safely walk to school at the local primary (excellent OFSTED) and secondary school (good OFSTED) It is great to be so close to shops, hairdressers, independent cafes and restaurants and lovely local cinema."

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

Schools

Westbury Park School - Distance: 0.16 miles

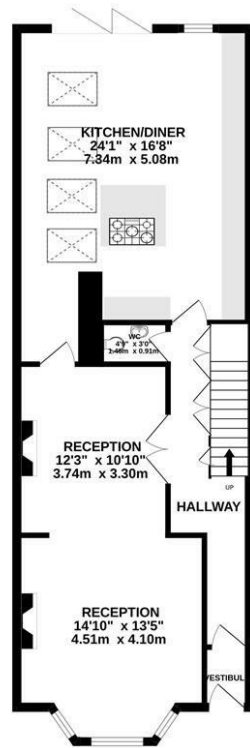
Henleaze Junior School - Distance: 0.43 miles

Redland Green School - Distance: 0.51 miles

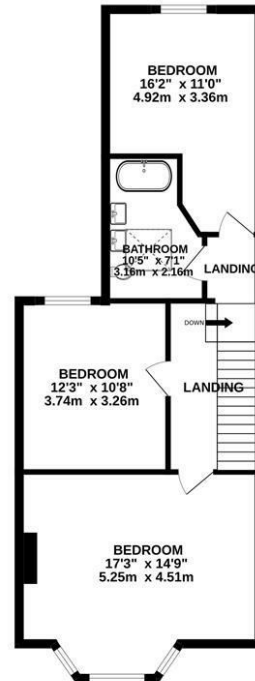
Badminton School - Distance: 0.57 miles



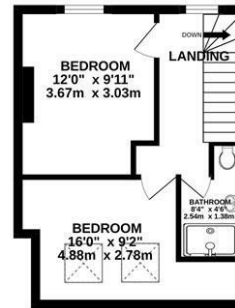
GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.

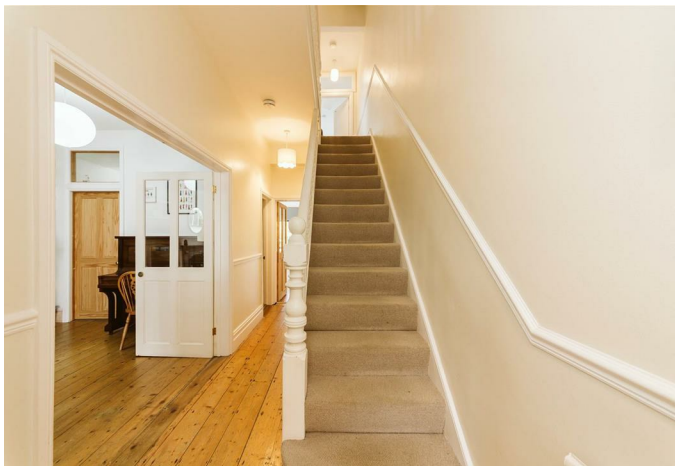


2ND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (167.9 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 attractive Edwardian residence
- Located in the leafy suburb of Westbury Park
- In close proximity to a number of highly regarded schools and thriving high streets
- Attractive original detailing retained
- Five well-sized bedrooms
- Two bathrooms plus a ground floor WC
- Low-maintenance garden with rear access
- Impressive open-plan kitchen/diner with direct access to the garden
- Sizeable open-plan lounge/second reception to the front elevation
- Substantially extended

Guide Price: £920,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

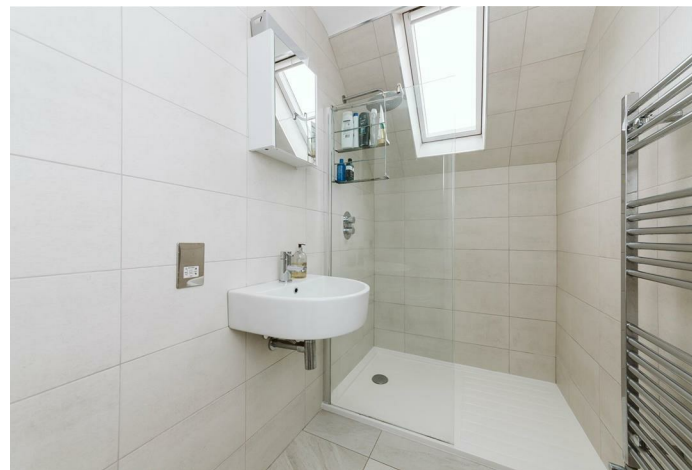
Local Authority: Bristol City Council

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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