



MAGGS
& ALLEN

162 COLDHARBOUR ROAD
WESTBURY PARK, BRISTOL, BS6 7SY
£725,000

A substantial and characterful four-bedroom Edwardian Terrace family home, this property was built in 1910 and offers an impressive 1550 square feet of accommodation. It is ideally positioned within close proximity to Redland Green School, as well as the shops and amenities of Coldharbour Road.

Vendor's comments

"This home has been the perfect fit for our family. The location is excellent - we have no issues with parking, but everything is so convenient that we rarely need to use the car. You'll find great local schools and a Waitrose just a short walk away. The area feels very safe and secure, and our neighbours are great."

Ground Floor

The property is entered via the original front door into a vestibule, which retains the original dado rail and tessellated floor. A partially glazed door leads to the hallway, a light and bright space with exposed and refurbished floorboards, coving, and original architrave. This neutrally decorated space includes under-stairs storage and provides access to the lounge, kitchen, and second reception room.

The bay-fronted lounge is smartly decorated in contemporary tones that complement its high ceilings, exposed floorboards, coving, and sash windows. A feature fireplace and shelving fitted into the recesses either side of the chimney breast complete this attractive room.

The second reception room features patio doors that make the most of the property's elevated position. Flooded with light, the space is accentuated by an attractive fireplace and coving. Adjacent, the kitchen/breakfast room features a distinctive bespoke made kitchen with in-built shelving and space for a breakfast table.

A handy lean-to that houses the appliances and a WC to the rear complete the ground floor accommodation.

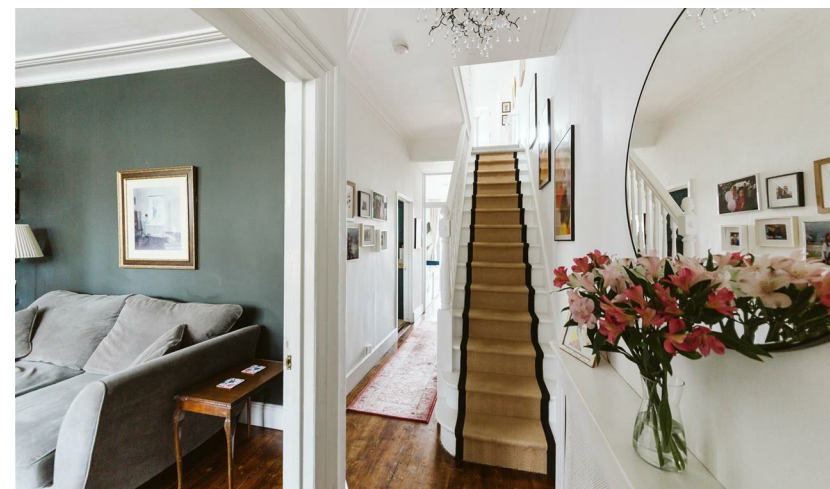
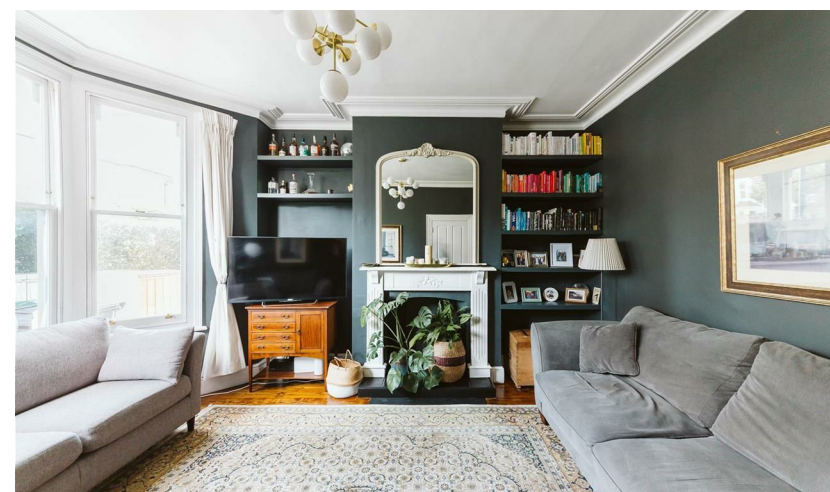
First Floor

Ascending to the first floor landing, again a light space, you will find access to three bedrooms, the bathroom and a study.

The first of two double bedrooms is a comfortable bay-fronted room featuring refurbished floorboards, in-built good quality wardrobes and sash windows. The second of the double bedrooms sat adjacent is also a well-sized room, that features a uPVC window offering elevated views of the surrounding area. Bedroom 4 is located to the rear of this floor and makes for an ideal single bedroom or study.

The main bathroom can be found on this level, featuring a three-piece suite comprising a walk-in shower enclosure, basin, WC and bath complemented by partially tiled walls.

Completing the first floor accommodation is a study located to the front elevation.



Second Floor

Occupying the second floor is a large master bedroom suite, complete with a private balcony that offers a far-reaching outlook encompassing large swathes of Bristol and beyond. The en-suite features a modern and tasteful three-piece suite with a basin, WC, and shower.

Outside

The property is approached via a tiled pathway with a low-level wall, leading to a pleasing Edwardian façade with stained glass above the front door.

To the rear, a sizeable garden has been greatly improved by the current owners, divided into a lawned area, a raised decked area, and a patio. The property also benefits from rear access and substantial undercroft/cellar storage.

Schools

Henleaze Junior School - Distance: 0.27 miles

St Bonaventure's Catholic Primary School - Distance: 0.33 miles

Westbury Park School - Distance: 0.34 miles

Bishop Road Primary School - Distance: 0.51 miles

Redland Green School - Distance: 0.51 miles

Location

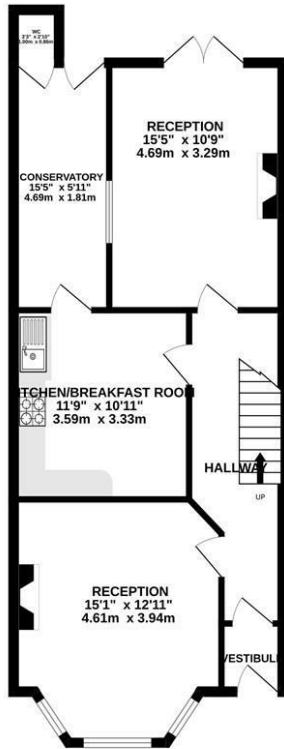
Westbury Park is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting.

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.

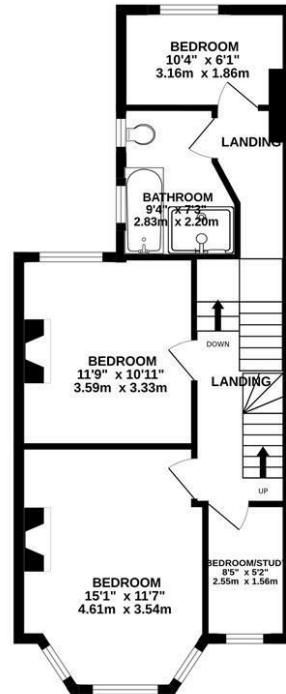
Green spaces like Redland Green and Durdham Downs provide opportunities for outdoor activities, contributing to the neighbourhood's appeal. Well-connected to Bristol's city centre, Westbury Park maintains a peaceful residential character while ensuring convenient access to amenities and transportation. It's a sought-after destination for those seeking classic charm, community spirit, and modern convenience.



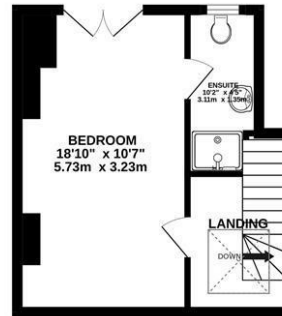
GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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.
Made with Metropix 5/2025



- An extended and much-improved Edwardian residence
- Retaining an abundance of period detailing
- Four bedrooms plus a study
- Two reception rooms and a kitchen/breakfast room
- Highly regarded schools in close proximity
- Two bathrooms plus a ground floor WC
- Cellar storage accessible from the garden
- Well-sized garden with rear access lane
- Master bedroom with balcony offering far-reaching views

Guide Price: £725,000

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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