



**MAGGS
& ALLEN**

3 SPRINGFIELD GROVE
WESTBURY PARK, BRISTOL, BS6 7XG
£725,000

A three-bedroom (plus loft room), two reception room semi-detached property with a south-westerly facing garden and off-street parking. Located in the Redland Green School APR.

Vendor's Comments

"This has been a wonderful home in a prime location. We've loved being so close to such excellent local amenities, and having such fantastic neighbours has made our time here special. The bright, light-filled rooms make the space a joy to live in year-round."

Ground Floor

Entering into a central hallway with coat hooks to the left, you will find access to each of the reception rooms and the staircase leading to the first floor.

The front reception room is a pleasant, light-filled bay-fronted room with original feature fireplace, picture rails and coving retained.

The dining room is conveniently positioned adjacent to the kitchen/breakfast room and has a side aspect window, corner chimney breast and original in-built storage. The kitchen/breakfast room is fitted with a range of matching base and wall-mounted units, with space for a freestanding fridge/freezer, washing machine, dishwasher and cooker. From the rear elevation is a pleasant outlook to the garden.

Completing the ground floor is a conservatory/porch accessible from the kitchen.

First Floor

Spanning the front of the property is the bay-windowed master bedroom, featuring the original fireplace, picture rails, and a three-piece en suite shower room.

Two further bedrooms and a three-piece bathroom comprised of a bath with shower over, WC and basin complete the first floor.

Second Floor

Ascending to the second floor via, you come to a loft room - a sizeable space currently utilised as a play room.



Externally

To the front of the property there is off-street parking for one vehicle. A side gate leads to the rear patio, and in turn to the rear garden.

The rear garden is real highlight of the property; offering a favourable south-westerly aspect and generous size. Mature shrubs feature in borders, and to the far end of the garden is a 'play area' - which could be re-utilised to house a garden office if desired.

Immediately accessible from the conservatory is a sizeable patio that, due to its position, makes for an ideal spot for al fresco dining.

Location

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

Coldharbour Road and North View are nearby and offer an array of shops, cafes, restaurants and other independent business including L'affinage Du Fromage, 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 major transport links.

Schools

Henleaze Junior School - Distance: 0.15 miles

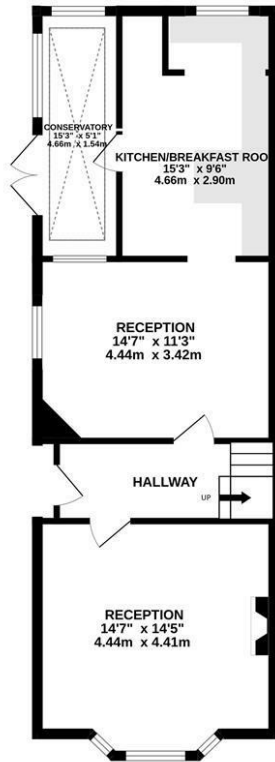
St Bonaventure's Catholic Primary School - Distance: 0.35 miles

Westbury Park School - Distance: 0.46 miles

Bishop Road Primary School - Distance: 0.49 miles



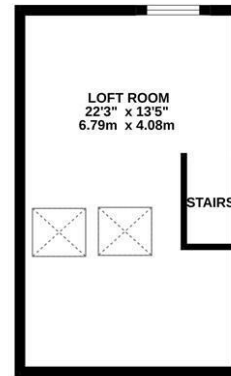
GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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- Three-bedroom (plus loft room) family home
- Off-street parking
- Two reception rooms, separate kitchen/breakfast room
- Sizeable, south-westerly facing garden
- Excellent location, in the Redland Green School APR
- Recently re-decorated
- Close proximity to Henleaze Junior School and Henleaze High Street
- Some attractive original detailing retained
- Potential scope to extend, subject to planning permissions

Guide Price: £725,000

Tenure: Freehold

Council Tax Band: D

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.

MAGGS & ALLEN





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