



46 Linden Road, Westbury Park, BS6 7RP
Guide Price £1,100,000

GOODMAN
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

46 Linden Road, Westbury Park, BS6 7RP

A golden opportunity to acquire this substantial and tastefully refurbished Edwardian (1902) five bedroom semi detached family home situated on the Westbury Park/Redland borders.

The current owners have skillfully renovated the property over recent years to create the perfect blend of old and new, with the end result being a delightfully engaging family home with spacious and contemporary accommodation over three floors that must be seen to be fully appreciated.

- Edwardian Semi Detached Home
- Large Cellar
- Large Open Plan Living Areas
- Five Good Sized Bedrooms
- Reception Room
- Landscaped Rear Garden

Location

Linden Road is located within Westbury Park which is a popular family area situated close to the open expanse of the Durdham Downs, which offer circa 400 acres of recreational space. The area is particularly well served for schooling with the highly regarded Redland Green Secondary & Westbury Park Primary Schools within easy walking distance, and Badminton School and Redmaids High are within a mile. There are a good number of local amenities within easy level walking distance as well, including Waitrose, a number of independent shops such as The Little Shop & Little French & Prego restaurants, good local pubs and the Scot cinema. Westbury Park is well located for access to the City Centre, Cribbs Causeway and the national motorway network.

Accommodation

A smart resin driveway provides off road parking for three vehicles to the front of the house, with side access to the entrance to the house and rear garden beyond. When entering the property you are greeted by a lovely airy entrance hall with a beautiful original tiled floor and ornate coved

ceilings which immediately remind you of the properties Edwardian origins. There is a contemporary cloakroom WC to the far end of the hall and doors down to the cellar rooms accessed below the period staircase. Attractive wooden glass double doors to the open plan living to the rear of the house and further wooden double glass doors to a large front double reception with sash bay windows and two further sash windows to the front. The doors to the open plan living to the back open to a dining area again with cornicing and ceiling rose to the high ceiling and with glass balustrade overlooking the living area and kitchen below. A few steps lead directly into an expansive fitted high quality kitchen with underfloor heating and a wide range of white high gloss units, vast work top space and various built in appliances such as two ovens and a microwave, wine fridge, dishwasher, induction and further hob to the breakfast bar with good amounts of seating and walk in pantry to the far end. The area flows seamlessly to the living area with two large triple glazed window lights and double glazed sliding patio doors making up most of the wall overlooking the gardens to the rear, flooding the space with light and positivity. There is also a sleek corner wood burner with stainless steel flu to the left hand corner of the space. The patio doors open to a raised sun deck with steps down to a delightful landscaped garden with various trees including Maple, Cordyline and a Eucalyptus leading to a further good sized sun deck to the bottom of the garden.

The staircase leads up to the upper floors with a stunning and very spacious contemporary four piece family bathroom on the first floor landing. A few further stairs lead to the main first floor landing which provides access to two en-suite double bedrooms, a double bedroom currently being used as a dressing room and laundry/utility room. Stairs lead up again to the next mezzanine level with door opening to a double bedroom which

has been opened up to part of the loft space to provide a further mezzanine dressing area. Finally a few further stairs lead up to the second floor and the final bedroom, which is a good sized L-shaped room with three roof lights providing a very bright space.

Exceptional eco alterations include solar thermal water heating, five heating zones, double and secondary glazed sash windows and insulated ground floor. EPC rating is expected to be C.

Council Tax

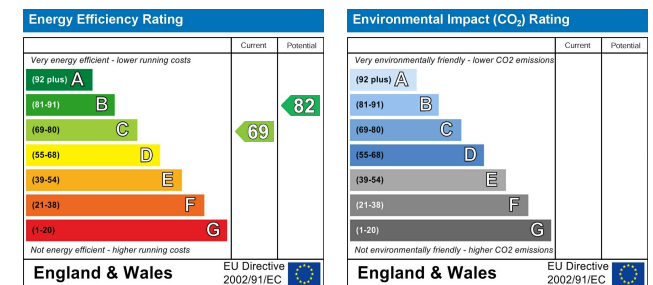
Bristol City Council

Tax Band F

Telephone (England):
03000 501 501

Directions

From our local offices on Henleaze Road follow up the high street towards Westbury Park passing the high street shops and continue straight over over the mini roundabout up Northumbria Drive, passing the local cinema and Waitrose to the right and continue onto Linden Road. No 46 will be located on the left hand side before the traffic lights.



Bristol

156 Henleaze Road, Henleaze

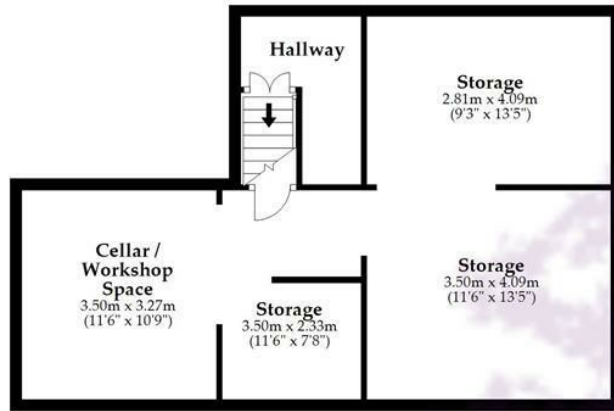
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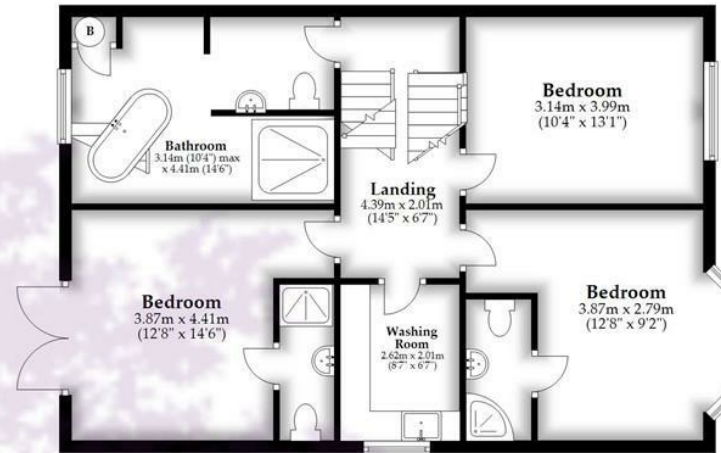
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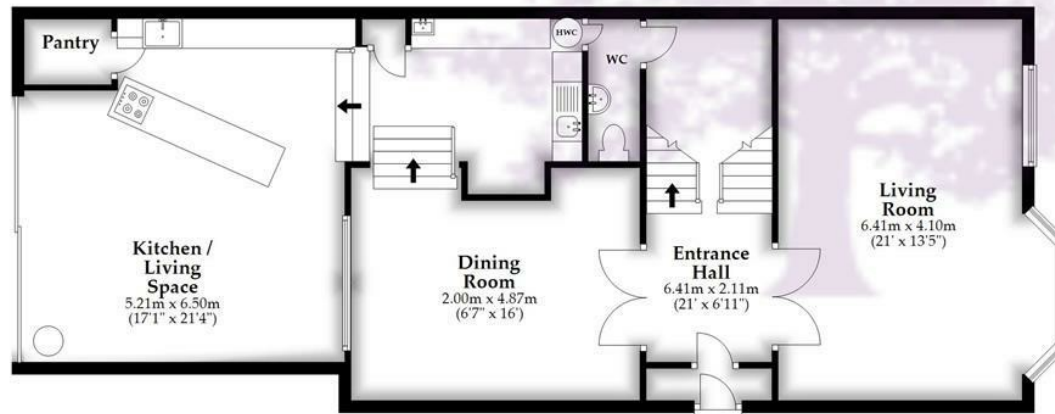
Undercroft / Cellar
Approx. 52.7 sq. metres (566.8 sq. feet)



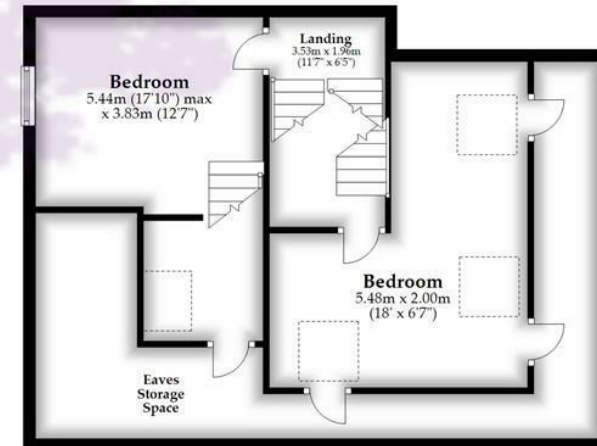
First Floor
Approx. 75.8 sq. metres (816.4 sq. feet)



Ground Floor
Approx. 96.1 sq. metres (1034.3 sq. feet)



Second Floor
Approx. 60.7 sq. metres (653.7 sq. feet)



Total area: approx. 285.3 sq. metres (3071.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.



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