



Westbury Park |

Guide Price £825,000

leese & nagle 

4 Cairns Road, Westbury Park, Bristol, BS6 7TZ

- Victorian Terraced House
- Four Bedrooms
- Two Reception Rooms
- 23 ft. Kitchen/Diner
- South-West Facing Garden
- Close To Amenities

Cairns Road is a desirable residential address within popular Westbury Park. Set well away from main roads and with a south west facing garden it is an attractive proposition for families who recognise the benefits available in the local area.

Henleaze and Westbury Park schools are within 360m and 625m respectively and Redland Green School is within 930m. Local shops, cafés, and restaurants can be found around the corner on North View and Henleaze Road with Waitrose being practically the corner shop. Numerous bus services connect to the wider city and the open park land of Durdham Downs is within five minutes' walk.

If you are looking for a four-bedroom Victorian era home of character in a great location then Cairns Road is a lovely option. It is also being sold with no onward chain. Built around 1900 in a classic late-Victorian style, these attractive properties make great family homes. The front door opens in a welcoming hall with stairs rising to the upper floors. To the front a classic sitting room has a large bay window, coved ceiling mouldings, centre light rose, picture rail and period-style open hearth fireplace retained to provide timeless appeal. Beyond is a formal dining room used more recently as a music/family room. With period features including a fireplace and with French doors out to the garden, this is a charming space.





At the rear of the house is a large open plan kitchen/diner. At 23 foot long it is a big room and again has some lovely original design features such as the exposed brick open hearth fireplace and stripped pine dresser and display units. These have been expertly matched by some solid pine farmhouse kitchen style units with some built in appliances and space for additional freestanding appliances. A corner pantry cupboard is tucked into the far corner next to the back door out to the garden. A bright and airy room with windows and doors to the south and west orientation it is a wonderful hub for the home.

The first floor provides three good sized bedrooms all with beautiful cast iron period fireplaces. The master bedroom being particularly grand as it runs the whole width of the house and incorporates the bay window. There is also a family bathroom on this floor. The loft has been converted to provide a very spacious additional bedroom with large skylights to the front and rear.

The rear garden is a perfect size to sit out and enjoy the sun with its south west orientation. Shaped brick paviour and patio area with mature shrub filled borders with brick walls to the boundaries, garden shed and rear access gate.



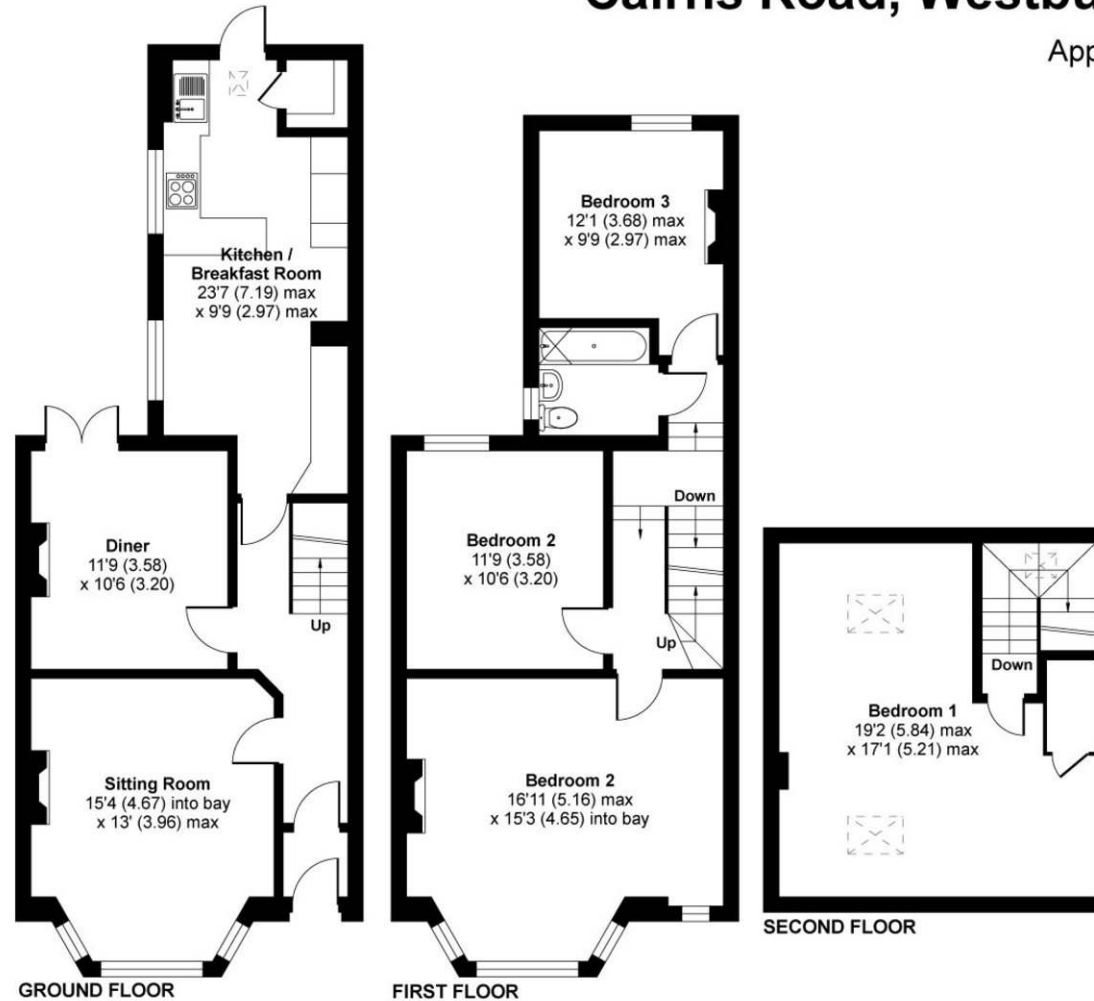
**Energy Performance Certificate
Rating E**



Cairns Road, Westbury Park, Bristol, BS6

Approximate Area = 1604 sq ft / 149 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1206978



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