



| Westbury Park    £995,000

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## 68 Upper Cranbrook Road, Westbury Park, Bristol, BS6 7UP

- Superb Family Home (just under 2000 sq/ft.)
- Within 500m of Henleaze & Westbury Park Schools
- 802m Redland Green School (Within 2024 intake area)
- Extended Five Bedroom Semi
- Semi Open Plan Kitchen/Living Space
- Off Street Parking & Two Garages
- Good Sized Rear Garden
- Excellent Local Amenities

Attractive and classically proportioned extended 5 bedroom 1920's semi detached family home situated 802m from highly desirable Redland Green School.

Positioned in an incredibly convenient location within walking distance of a wide range of amenities the house offers city living at its best. Waitrose is literally the corner shop! The chic Littleshop & Pantry is a French inspired Cafe and deli also just around the corner. An off shoot of Little French restaurant slightly further up North View where a host of other independent shops include fishmongers, butchers can also be found. The Orpheus cinema, library and two excellent local primary schools are all within 500m walk as is the expansive parkland of Durdham Downs.

The house is ideally suited to growing families. Two off street parking spaces to the front and integrated garage to the side. The enclosed entrance porch has a lovely white climbing rose draped around it and opens into a welcoming hall with period detail and discreetly tucked away under stairs cloakroom. To the front is a formal sitting room. Bay window and working fireplace with beautiful blue tiled surround. The rear of the house has been extended to create a semi open plan family living/kitchen area. Rather than being completely open plan the original wall between kitchen and dining room remains. This creates a well provisioned kitchen area, dining area and informal lounge area. Again with fireplace. with the fifth ideally suited to use as a study or occasional single sized bedroom.







Doors open into the rear garden and to the side is a very spacious utility room which opens into the integral garage (its worth noting the garage has been built to facilitate turning into accommodation if desired).

Arranged over the two upper floors are five bedrooms and two shower rooms. Four of the bedrooms are generously proportioned doubles with the fifth ideally suited to use as a study or occasional single sized bedroom.

The rear garden has decking wrapping around the rear of the house with space for table and chairs. Several steps down to the lawn which large enough for children's activities is level and gives way to mature shrub borders with timber fencing to the boundaries. At the far corner of the garden and accessed via a rear lane through an up and over door or through a single door from the garden, is another older style single garage, ideally suited to storage use.

Overall, this 1920's 5 bedroom semi-detached house in Westbury Park presents an outstanding opportunity to acquire a beautifully designed and well-presented property. Offering spacious living areas, a lovely garden, off-street parking, and superb amenities nearby, this home is sure to appeal to buyers seeking both comfort and convenience, within 802m of Redland Green School.



**Energy Performance Certificate  
Rating E**



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Approximate Gross Internal Area = 184.0 sq m / 1980 sq ft  
 Garage = 14.6 sq m / 157 sq ft  
 Total = 198.6 sq m / 2137 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1024677)