



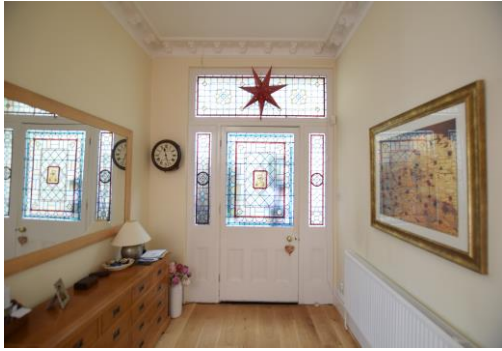
9 WESTBURY ROAD WESTBURY ON TRYM BS9 3AY

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GOODMAN  
& LILLEY







EPC Rating: E  
Tenure: Freehold  
Council Tax Band: G







# 9 WESTBURY ROAD

## WESTBURY ON TRYM BS9 3AY

GUIDE PRICE OF £1,100,000

A handsome and striking seven bedroom Victorian semi detached family residence situated in a wonderful position adjacent to the wide expanse of Durdham Downs.

Benefiting from inviting light and airy accommodation of in excess of some 3,500 sq ft, arranged over three floors and retaining many period features such as beautifully restored period ceiling coving, stained glass windows, original fireplaces and period wooden doors, this beautiful period home simply must be seen to be fully appreciated.

Superbly located for families within just yards of Red Maids, Badminton and St Ursula's Schools, this home is also within 0.4 of a mile of Elmlea School and the reference point for the Free School (secondary) intake.

Local cafes, shops and amenities of Henleaze Road are also within a level stroll and bus stops to all central areas are within just 200 metres.

The A4018 is the main road to Bristol's commercial centre as well as the M4 and M5 motorways. Bristol benefits from having two main line train stations with regular rail services available from Bristol Temple Meads and Bristol Parkway train stations to a number of cities nationwide. Bristol Airport, providing flights to a number of European and some long haul destinations, is approximately 10 miles away.











- Substantial Victorian Residence
- Seven Bedrooms, Three Bathrooms & Further Study
- Three Spacious Reception Rooms
- Kitchen/Breakfast Room & Sizeable Utility
- Large Double Garage with Room For Camper Van
- Adjacent To Durdham Downs
- Far Reaching Views

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# LOCAL AREA



Bristol Zoo Gardens 10 Minutes



The Suspension Bridge 5 Minutes



Bristol Harbourside 20 Minutes



Cabot Circus 15 Minutes



Dubbed as a modern, dynamic green city, Bristol thrives off sharing its enviable quality of life with its residents and is a centre of culture, lifestyle, employment & education.

Steeped in heritage with a legacy of fine iconic buildings, historic streets, transport hubs, parks & open spaces, Bristol's flourishing business hub serves to help diverse sectors unite.

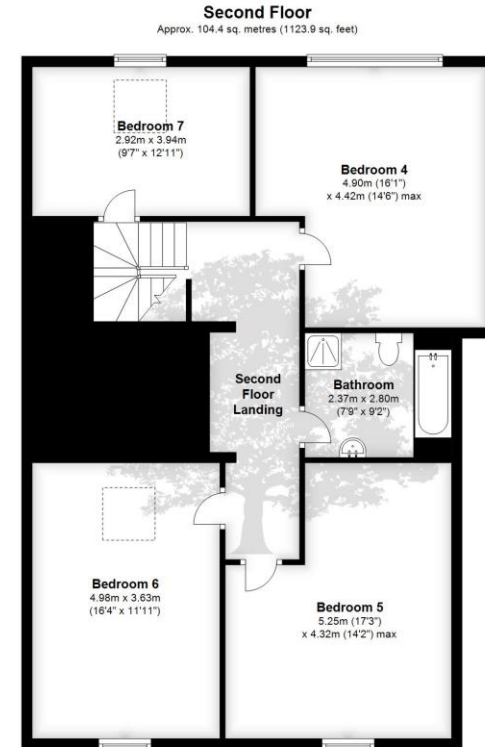
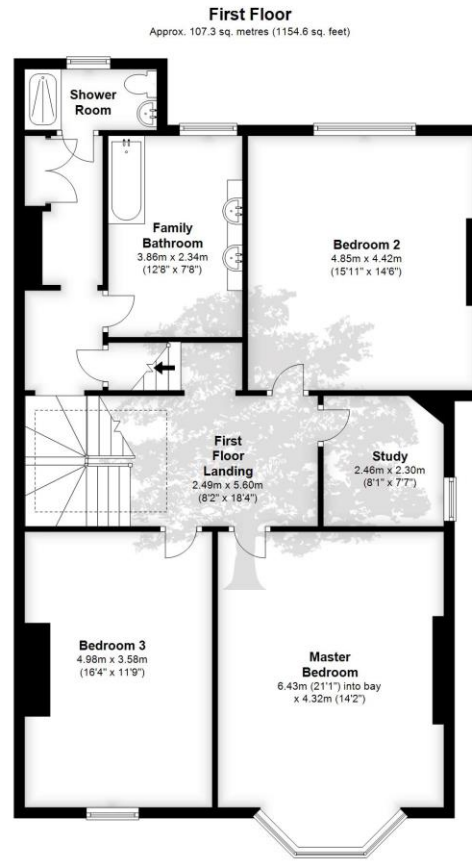
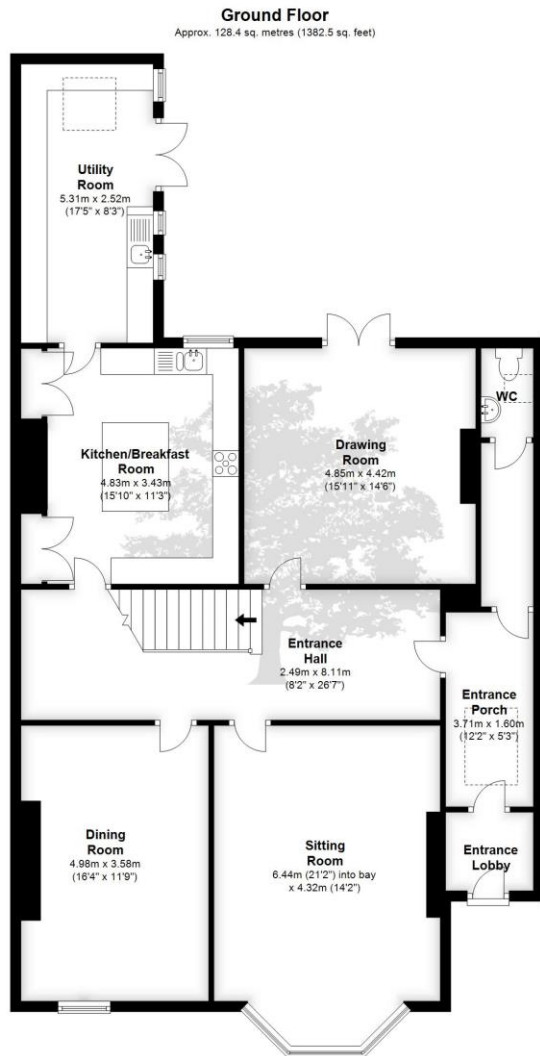
Investment plans continue to bring zest & new life in to Bristol and will build upon the solid foundations that have allowed Bristol to pave the way in city and lifestyle development to create a new, superbly connected entry into Bristol.

Perfectly placed on the bustling commuter belt, the city sits as a flagship for the South West with Bristol being named as European Green Capital 2015 and the first Cycling City.

These include financial and ICT sectors, engineering and healthcare research facilities, whilst high calibre universities and sporting colleges are always highly regarded.

By perfectly blending the old with the new, it is easy to see why so many people call Bristol home.





Total area: approx. 340.1 sq. metres (3661.0 sq. feet)

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