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Westbury On Trym | Detached House | Guide Price £875,000

108 Abbey Road, Westbury On Trym, Bristol, BS9 3QX

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This unique and prominent 4-bedroom 1930s detached house is presented to the market for the first time in over 25 years. Having been cherished by its current owners the house lends itself to a wide range of buyers be it a growing family looking for a detached home with local schooling or a downsizer looking for level access to the amenities, parks and great transport links that BS9 has to offer.

The house is accessed via a porch which leads into a welcoming entrance hall offering wooden flooring, character features, understairs cupboard as well as access to receptions and rear porch. To your right, off the hallway, is the lounge area which benefits from windows to the front and rear with a most attractive circular window to side with stained glass inset, gas fire with surround and picture rail. To the left of the entrance hall is the dining area with bay window to rear providing views into the garden. Off this room is a further reception that would be very lend itself to either a home study or a family playroom. To the front of the property is the kitchen with windows to front, a range of wall and base units, worktops, splashbacks, integrated 5 ring gas hob with electric oven, stainless-steel cookerhood, porcelain sink and breakfast bar. The utility has window to front, door to side, plumbing for washing machine, space for tumble dryer, stainless-steel sink/drainer and wall-mounted 'Potterton' gas boiler. The downstairs WC is off the utility.

To the first floor there is a well-proportioned landing with window to rear, access to the 4 bedrooms, bathroom and loft access. Bedroom 1 is located to the rear of the property with an en-suite comprising double shower, low level WC, wash hand basin and underfloor heating. Bedroom 2 is made up of two rooms so could be used as a double with either a study or a walk-in wardrobe. The main bathroom is located to the front offering bath with shower over, low level WC and wash hand basin.

To the exterior, the house benefits from a large plot including front, side and rear garden. To the front there is a driveway providing off-street parking for several cars, side access to both sides, an area laid to lawn and a well-maintained hedge. There is a detached single garage with power and lighting. The rear garden is South facing, mainly laid to lawn, with a small area laid to stone chippings and has a selection of mature shrubs and trees. The existing summerhouse and garden shed are offered with the house.

Properties like this are extremely rare to the market, viewing highly recommended.





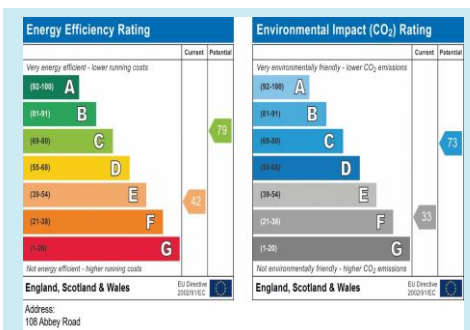
Directions:

From our Stoke Lane office head straight across the road and head down Charlecombe Road. At the end of this road turn right onto Abbey Road. Proceed down the way and number 108 is on your right hand side.

Location:

The house is fantastically well positioned in Westbury On Trym with superb access to local amenities in Westbury Village or Stoke Lane. The property is situated across the way from Canford Park whilst remaining within easy reach of the Durdham Downs and the Blaise Estate. Local schooling is excellent with primary education including Elmlea, Westbury Church of England Academy and St Ursula's. Regarding secondary education there is the Bristol Free School or a range of Private Schools within easy reach.

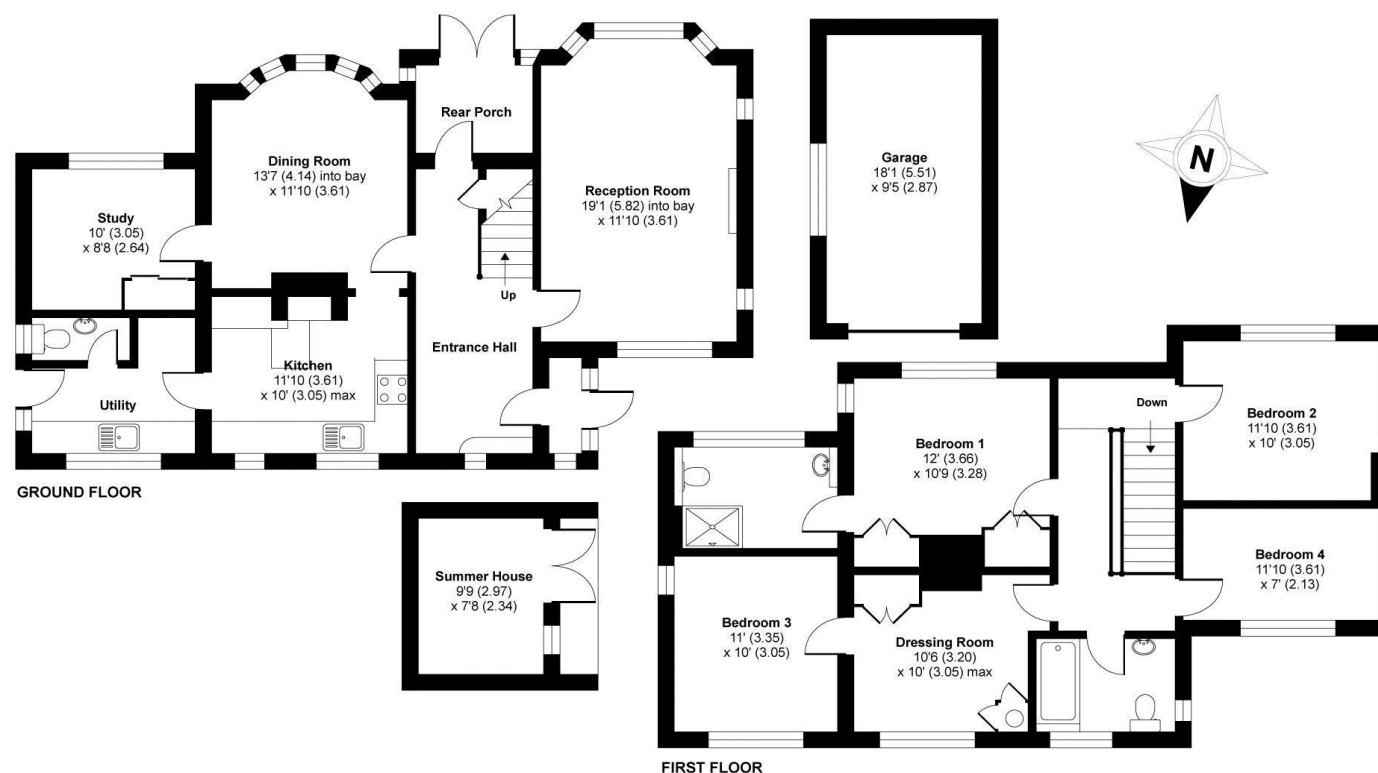




- 1930s 4 Bedroom Detached Family Home
- Substantial Plot
- Off Street Parking and Garage
- Local Schools and Open Green Areas
- Within Proximity of Local Amenities

Abbey Road, Westbury On Trym, Bristol, BS9

APPROX. GROSS INTERNAL FLOOR AREA 1929 SQ FT 179.2 SQ METRES (INCLUDES GARAGE & EXCLUDES SUMMER HOUSE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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