



149 ABBEY ROAD,
WESTBURY ON TRYM, BS9 3QH

**GOODMAN
& LILLEY**







149 ABBEY ROAD

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OFFERS IN EXCESS OF £750,000

An extended 1930's semi detached three bed roomed family home situated on the ever popular Abbey Road with large west facing gardens backing onto Canford Park offered to the market with no onward chain.

This is a superb family home should be viewed at your earliest convenience to avoid disappointment. Call, Click or Come in and visit our experienced sales team to book your viewing.

Summary

The property has been the subject of a rear and side extension. The light and airy accommodation is arranged over two floors briefly comprising: entrance hall, shower/cloakroom WC, bay fronted sitting room, separate dining room with doors out to the rear garden, a fitted kitchen opening into the side / rear extension providing a L shaped family area overlooking and with access to the generous family friendly gardens that backs directly onto Canford Park. The first floor boasts three bedrooms the family bathroom and a separate WC. The rear rooms enjoy delightful far reaching views over Canford Park & the Blaise estate beyond. The large gardens which are ideal for the growing family and or keen gardener compliment the sizable accommodation of the house perfectly, with an expansive driveway providing parking completing the package.

Location

Situated close to the wide range of shops in Westbury village, Stoke Lane & close to highly regarded Infant & Junior Schools, as well as falling within the catchment for Bristol Free School. Canford Park is also a short stroll away, where children can play, there are also football, tennis & bowls facilities.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Porch

Access from double glazed double doors to the original feature front door.

Entrance Hallway

Feature main entrance door with leaded stained glass, stairs to the first floor, under stair cupboard, radiator, four panelled doors to:

Sitting Room

To the front of the house with double glazed bay window, picture and ceiling coving, feature fireplace, radiator.

Dining Room

Double glazed patio doors to the rear garden, picture rails, feature fireplace, radiator.

Kitchen / Dining Room

Extended to the side, a good sized space with fitted kitchen, double glazed window to the rear, two sky lights, doors to the garden, and shower/cloakroom and opening further into the third reception room (garden room).

Reception Three

Forming the rest of the rear extension, a wonderful room with three double glazed, double doors out to the rear garden, two sky lights all providing lots of light to the room, also with a feature log burner and radiator.

Shower / Cloakroom

A modern shower / cloakroom with wet room style shower, low level wc and wash basin, fully tiled with radiator and feature double glazed window to the front.

First Floor

Landing

With double glazed window to the side, doors to all rooms and loft access. The roof space could be converted if required.

Bedroom One

Double glazed bay window to the front aspect, radiator, picture rails.

Bedroom Two

Double glazed window to the rear that enjoys delightful far reaching views over Canford Park, picture rails and radiator.

Bedroom Three

Double glazed window to the front aspect, radiator, picture rails.

Bathroom

Fitted with a suite comprising of a panelled bath with shower fitted over and a wash basin, double glazed window, tiled surrounds, radiator and built in airing cupboard housing the gas boiler.

Separate WC

Fitted low level wc, double glazed window to the side.

Outside

Front Garden

The front garden comprises of a brick paved driveway providing access to the front door and a shrub and flower garden.

Rear Garden

A generous sized west facing rear garden backing onto Canford Park that offers a good sized lawn area, patio and is enclosed by fencing.

Driveway Parking

Brick paved to the front of the house.



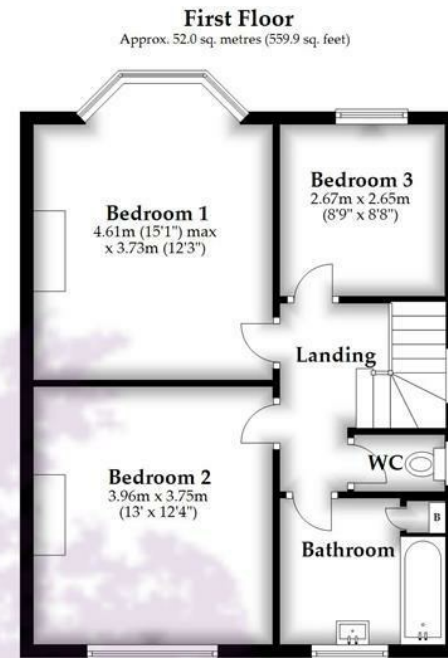
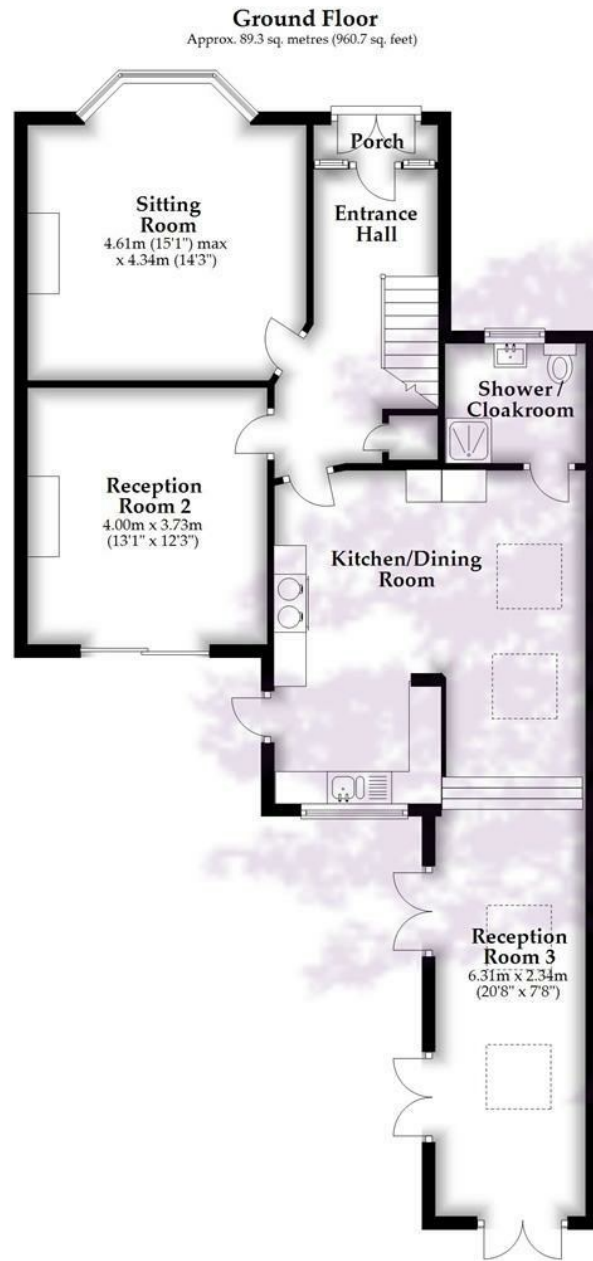
- 1930's Semi Detached Family Home
- Downstairs Shower/Cloakroom
- Generous West Facing Gardens
- Extended to the Rear and Side
- Open Plan Kitchen / Dining Room
- Driveway Parking
- Three Bedrooms
- Two Other Separate Reception Rooms





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Total area: approx. 141.3 sq. metres (1520.6 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.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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