



65 FALCONDALE ROAD,
WESTBURY ON TRYM, BS9 3JP

**GOODMAN
& LILLEY**



A WONDERFUL THREE BEDROOM SEMI DETACHED FAMILY HOME WITH PARKING AND GOOD SIZED GARDENS, WELL SITUATED FOR THE SCHOOLS AND AMENITIES OF WESTBURY ON TRYM.

Location

Conveniently located just a few minutes walk to Westbury Village and Henleaze High Street, this property is well situated for access to the array of independent shops, boutiques, restaurants, supermarkets and of course Clifton Downs.

Summary

This superb home has to the ground floor a welcoming hallway with stairs to the first floor, two reception rooms a sitting room to the front and dining room to the rear with double doors out to a rear garden. The ground floor also has a kitchen. The first floor accommodation offers three bedrooms and a wet room. There is a wonderful rear garden and also driveway parking with a side car port for parking

Whilst the accommodation itself is currently set over two floors, the roof space offers huge potential for a loft conversion. There is also scope to extend out from the kitchen.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hallway

The house is entered through a small porch to the main hallway with stairs rising to the first floor and doors to:

Sitting Room

With double glazed bay window to the front of the house, picture rails and feature fireplace.

Dining Room

Double doors out to the rear garden with windows to either side, fireplace with fitted gas fire.

Kitchen

A fitted kitchen with wall and base units, sink, integral cooking appliances, plumbing for the washing machine, tiled surrounds and double glazed window to the rear. Door to a side porch with access to the garden and doors to a toilet and store cupboard.

First Floor

Landing

A generous landing area with double glazed window to the side, loft access and doors to:

Bedroom One

A good sized double bedroom with a double glazed bay window to the front aspect and a range of fitted wardrobes.

Bedroom Two

Double glazed window to the rear looking out over the rear garden.

Bedroom Three

Double glazed window to the front elevation.

Wetroom

The property has a modern wet room with walk in shower, wash basin and low level WC, tiled walls, double glazed windows to the side and rear and a fitted cupboard housing the gas boiler.

Outside

Front Garden

The house is set back from the road by a front garden that comprises of a lawn area and driveway providing parking and access to the side car port.

Rear Garden

There is a superb rear garden of good size with patio and lawn areas enclosed by fencing.

Further Information

Council Tax Band - D

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- Superb Family Home
 - Two Reception Rooms
 - Driveway / Car Port Parking
 - Three Bedrooms
 - Wonderful Gardens
 - Close to Westbury Village

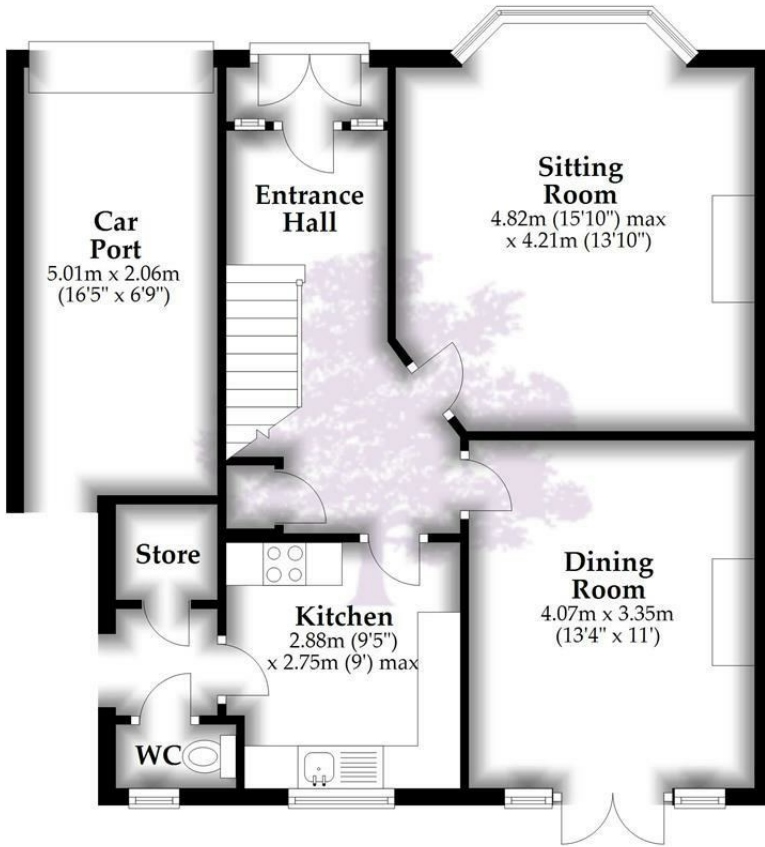


GUIDE PRICE £650,000



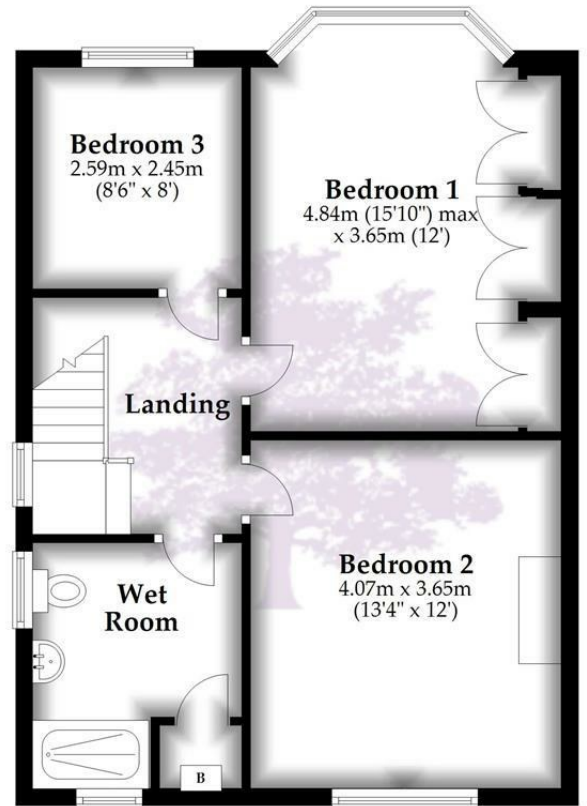
Ground Floor

Approx. 69.0 sq. metres (743.0 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.2 sq. feet)



Total area: approx. 121.7 sq. metres (1310.2 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.

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