



91 REEDLEY ROAD,  
WESTBURY ON TRYM, BS9 3TB

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**GOODMAN  
& LILLEY**







# 91 REEDLEY ROAD

## WESTBURY ON TRYM BS9 3TB

ASKING PRICE  
£950,000

A magnificent four bedroom semi detached home with extended accommodation over two floors, superbly presented throughout that offers so much and is situated in a prime position approximately 275m away from the much sought after Elmlea Infants and Junior School.

This is an excellent home offering everything you could possibly wish for and should be viewed at your earliest convenience to avoid disappointment.

### Summary

This wonderful home has had a two storey side and single storey rear extension and now offers generous sized accommodation over two floors consisting from a spacious hallway, sitting room to the front and dining room to the rear with doors out to the garden and opening into the quality fitted kitchen / breakfast room and a utility room. The ground floor accommodation is finished with an additional reception room currently used as a games/movie room and a cloakroom / wc. To the first floor there are four double bedrooms, two of which having en suite facilities and there is a quality family bathroom. Further benefitting from driveway parking, a single garage and gardens.

### Location

Excellent located on a popular road the house is within walking distance of many local shops and restaurants on Stoke Lane and in Westbury-on-Trym and Stoke Bishop. The location is particularly popular with families as the property is within a few hundred metres of Elmlea Infant and Junior Schools and within the catchment area of Bristol Free School for secondary education. There are also a number of reputable independent schools within close proximity. The area provides convenient access to the wide open space of Durdham Downs and there is good access to transport links including the M5/M4 motorways.

### Accommodation

Please see the floorplan for room measurements.

### Ground Floor

- Wonderful Four Bedroom Home
- Extended Open Plan Living Area
- Highly Sought After Location

### Entrance Hallway

The entrance hallway is accessed via a front garden, pathway and entrance door to a generous, over sized hallway with stairs rising to the first floor and doors to the ground floor rooms.

### Downstairs Cloakroom / WC

Fitted with toilet and sink.

### Sitting Room

The spacious sitting room is to the front of the house with bay window, feature open fireplace, cornice to the ceiling and picture rails.

### Open Plan Living Area

To the rear of the house is a wonderful modern open living space with dining, breakfast and kitchen areas, tiled flooring throughout, windows, velux windows and doors out to the rear and an abundance of light. The kitchen fitted to a high standard offers ample storage, quality work tops, sink and integrated appliances. The dining room has a fitted log burner and the breakfast area provides access to the utility room.

### Utility Room

A generously sized utility room with fitted units, tiled floor, large built in storage/airing cupboard with pressurised water tank, window and doors to the side driveway.

### Reception Three

A great additional downstairs room currently used as a movie/games room but with many possible uses including home office.

### First Floor

- Two En Suites
- Three Reception Rooms
- Gardens/Driveway/Garage

### Landing

An attractive split landing with doors to all first floor rooms.

### Bedroom One

Originally the main bedroom a generous double room with bay window to the front elevation, picture rails and feature tiled fireplace with wooden surround.

### Bedroom Two

The first of two en suite bedrooms with window to rear, picture rails, fitted storage/wardrobes and secret door to the en suite shower room.

### En Suite 1

Again fitted with a quality suite including wash basin, low level wc and walk in shower cubicle with glass screen, tiled floor and surrounds, window to the rear aspect.

### Bedroom Three

Forming part of the side extension the 3rd bedroom with en suite is of good proportions with windows to the side and rear, picture rails.

### En Suite 2

Fitted with a quality suite including wash basin, low level wc and walk in shower cubicle with glass screen, tiled floor and surrounds, window to the front aspect.

### Bedroom Four

Window to the front aspect and picture rails.

### Bathroom

Fitted with a quality three piece suite comprising bath with central taps, wash basin and concealed cistern wc, tiled floor and surrounds.

### Outside

### Gardens

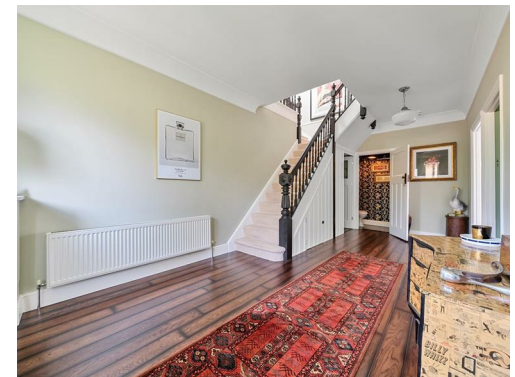
The house has gardens to three side that offer lawn and patio areas.

### Garage / Driveway Parking

The house offers 3 car driveway with an electric vehicle point and also gives access to a single garage.

### Useful Information

Bristol City Council  
Council Tax Band: E  
Tenure: Freehold



- Superbly Presented Throughout
- Utility / Downstairs Cloakroom





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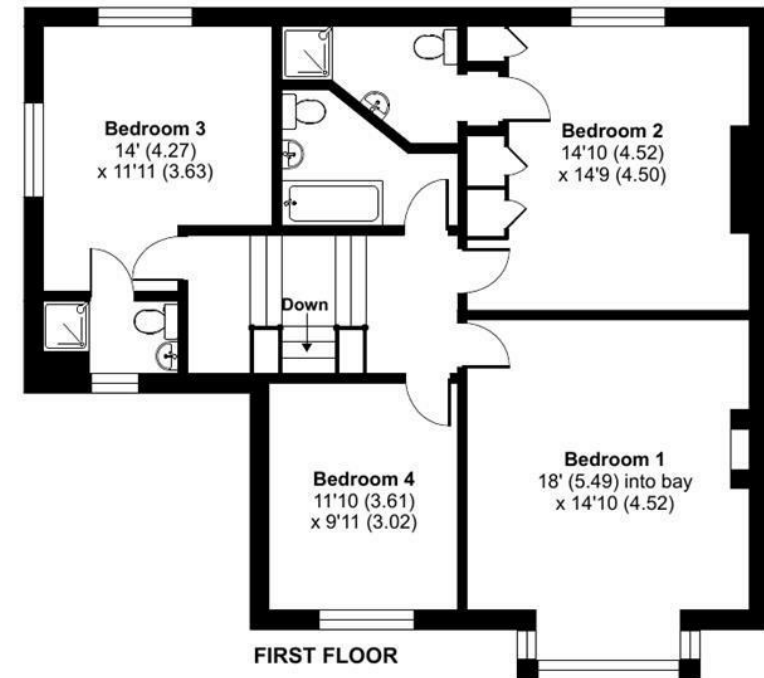
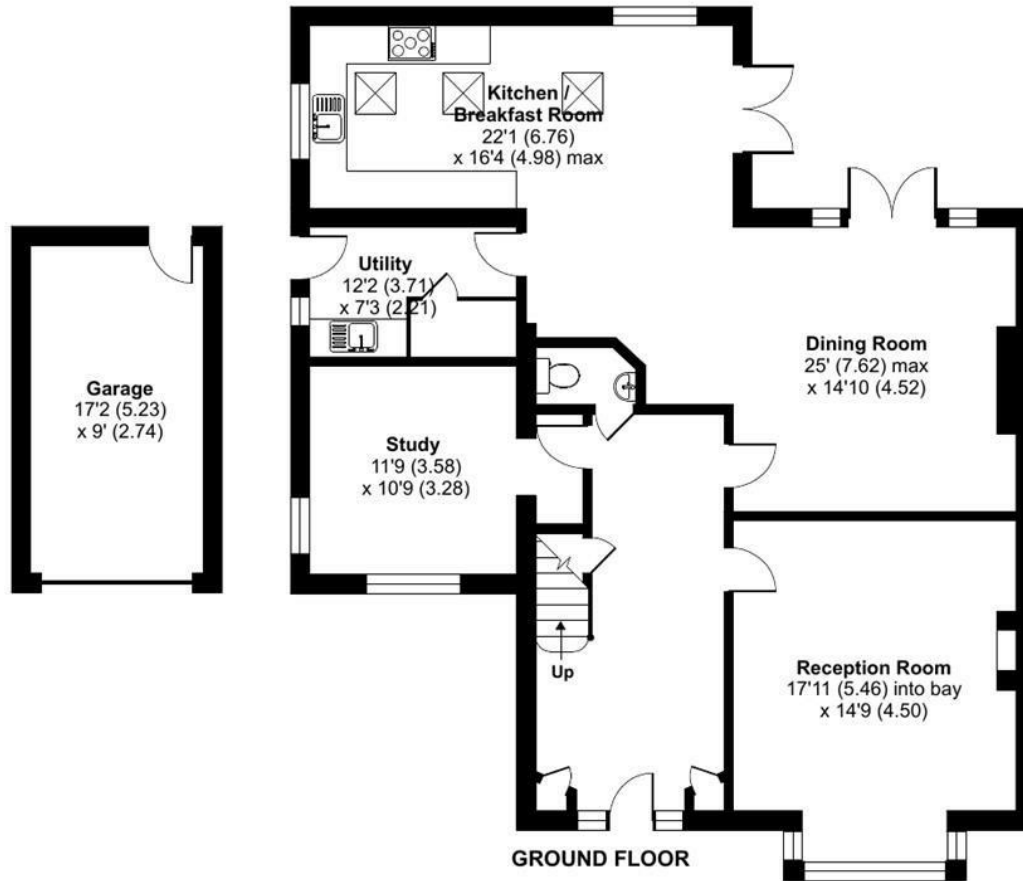
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Approximate Area = 2292 sq ft / 213 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 2450 sq ft / 227.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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