



52 LAKE ROAD,
WESTBURY ON TRYM, BS10 5JF

**GOODMAN
& LILLEY**







52 LAKE ROAD

WESTBURY ON TRYM BS10 5JF

GUIDE PRICE
£665,000

An extended 1930's semi detached family home situated in the ever popular Lake Road, close to Henleaze Lake and within half a mile from Henleaze Road shops.

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

Location

Located on the highly sought after 'Lake Road' positioned within close proximity of Badock's Wood, Henleaze Swimming Lake, the shops and amenities of both Westbury-on-Trym and Henleaze.

Summary

The accommodation is arranged over two floors and briefly comprises: entrance hall, sitting room, an extended open plan kitchen/dining room, utility room, bedroom 4, downstairs shower room/WC to the ground floor, with three bedrooms and a modern family bathroom to the first floor. Further benefits include a sizeable loft space with potential for loft conversion subject to necessary planning consent, front garden, driveway parking and an attractive rear garden.

Accommodation

Please see the floorplan for the room measurements.

Ground Floor

Entrance Porch

Access across the driveway with a sliding door and providing access to the hallway via the front door.

Entrance Hallway

Stairs rising to the first floor, understairs storage and doors to:

Sitting Room

Bay window to the front of the house, fireplace and radiator.

Open Plan Kitchen / Dining Room

A good sized open plan room with dining area and kitchen, window and bi folding doors to the rear garden, and doors to both the utility room and side lobby. The modern fitted kitchen offers a good range of wall and base units, with work surfaces over, sink unit, integrated appliances and cooking equipment. This is a great living space in which to enjoy the rear garden.

Utility Room

Fitted with work surfacing, sink and plumbing for white goods, door to rear garden.

Side Lobby

With side door to the front of the house, also housing the gas boiler.

Shower Room / WC

Fitted with a modern quality suite including walk in shower with glass screen, low level wc and wash basin, tiled surrounds, heated towel rail/radiator, velux window.

Bedroom Four / Reception Two

Forming part of the downstairs extension and offering flexible uses to include a large fourth bedroom or additional reception, with a shower room/wc next door and a possible separate front entrance. Double doors to the rear garden, radiator.

First Floor

Landing

Window to the side aspect, loft access and doors to:

Bedroom One

Bay window to the front elevation, radiator.

Bedroom Two

Window to the rear over looking the garden, radiator.

Bedroom Three

Window to the front aspect, radiator.

Bathroom

A enlarged bathroom fitted with a modern white suite comprising bath with shower over, wash basin set in vanity unit with storage, low level WC, tiled surrounds and heated towel rail / radiator. Window to the rear.

Outside

Gardens

The landscaped rear garden offers good space with patio and lawn areas, fully enclosed by fencing.

Driveway

The front garden has been converted to now offer driveway parking.



- Superb Four Bedroom Home
- Driveway Parking
- Sought After Road
- Flexible Accommodation
- Downstairs Shower Room / WC
- Excellently Presented
- Gardens
- Utility Room





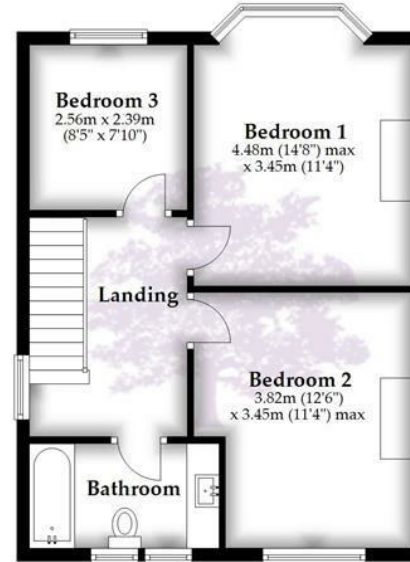
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Ground Floor
Approx. 84.0 sq. metres (904.1 sq. feet)



First Floor
Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 130.1 sq. metres (1400.7 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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