



136 LAKE ROAD,  
WESTBURY ON TRYM, BS10 5JQ

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**GOODMAN  
& LILLEY**







# 136 LAKE ROAD

## WESTBURY ON TRYM BS10 5JQ

# OFFERS IN EXCESS OF £600,000

An excellent opportunity to purchase a superbly presented and wonderfully extended, four bedroom semi detached family house on the sought after Lake Road in Westbury on Trym, with the added benefits of an attractive garden and driveway parking.

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

### Accommodation

Please see the floorplan for room measurements and the layout.

### Ground Floor

This excellent home is accessed across the brick paved driveway and entered through a porch to the entrance hallway. The central hallway with stairs rising to the first floor provides access into a generous sitting room to the front of the house with feature log burner and built in storage to the recesses. From the sitting room a door provides access to a superb open plan space with fitted wood flooring and incorporating a dining room, kitchen / breakfast room and to the side a versatile home office / play room. The dining room has ample feature storage and a utility cupboard with plumbing. An archway offers great access into the fitted kitchen / breakfast room with wall and base units, sink, breakfast bar and integrated appliances has windows and double doors that provide access and views out to the landscaped rear garden. The dining room also opens into the home office / play room that offers flexible uses and has windows to the front of the house and a glazed door out to the rear garden. The ground floor offers generous and versatile accommodation that needs to be seen to fully appreciate.

### First Floor

The first floor has a spacious central landing with doors to all four bedrooms and a family bathroom. The master bedroom forms part of the two storey rear extension and offers windows overlooking the rear garden and an en suite shower room. The three further bedrooms have use of a large family bathroom fitted to a high standard with four piece modern suite incorporating a feature walk in shower, separate bath, wash basin and low level wc.

### Outside

To the front of the house there is an attractive brick paved driveway providing parking with hedge border. The landscaped rear garden is of good sized offering an attractive sandstone patio from the rear doors with steps up onto a level lawn all enclosed by hedgerow and fence borders. A great family garden.



- Superb Four Bedroom Family Home
- Well Presented Extended Accommodation
- Set on the Popular Lake Road
- Wonderful Gardens
- Private Driveway Parking
- En Suite Facilities to Master Bedroom



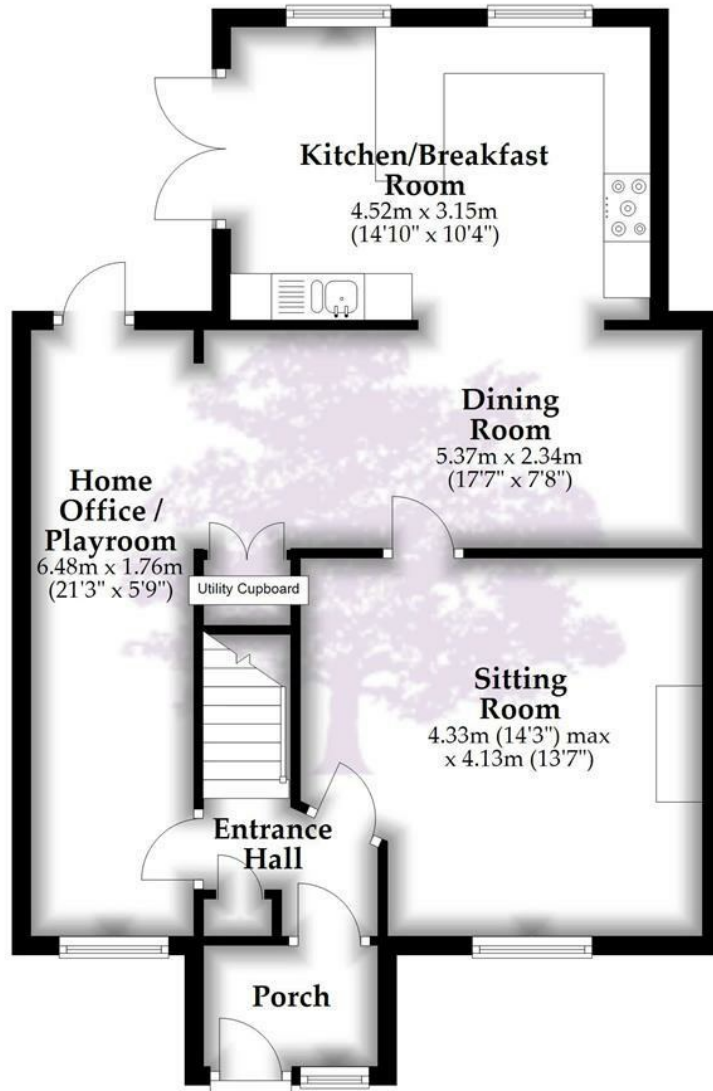


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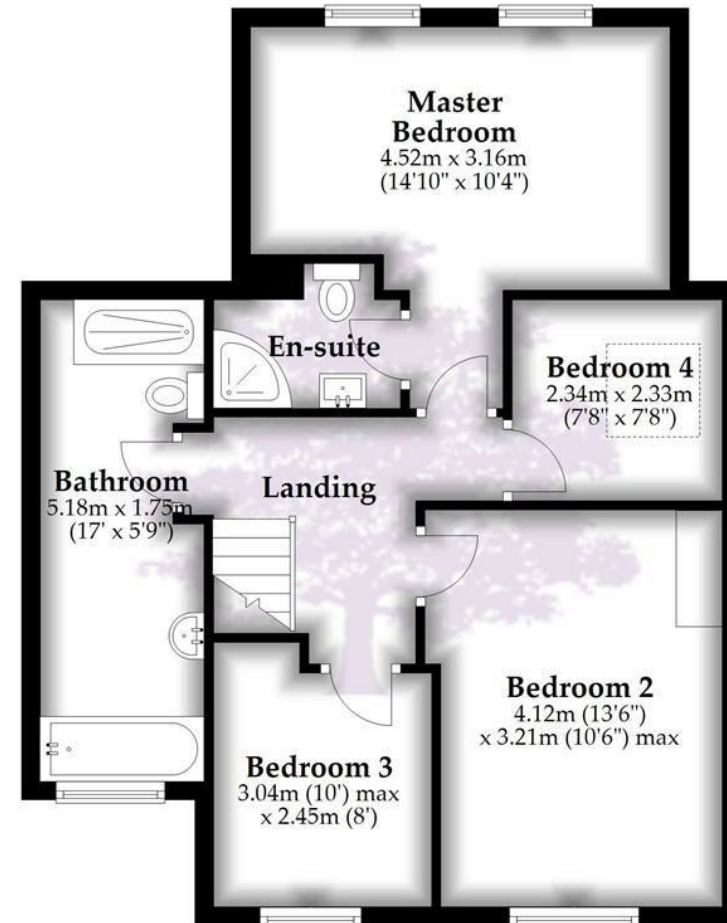
## Ground Floor

Approx. 64.4 sq. metres (693.4 sq. feet)



## First Floor

Approx. 59.7 sq. metres (642.7 sq. feet)



Total area: approx. 124.1 sq. metres (1336.1 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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