



31 LAKEWOOD ROAD,
WESTBURY ON TRYM, BS10 5HJ

**GOODMAN
& LILLEY**



AN EXCELLENT TWO BEDROOM SEMI-DETACHED FAMILY HOME WITH DRIVEWAY PARKING AND LOVELY REAR GARDEN LOCATED ON THE SOUGHT AFTER LAKEWOOD ROAD IN WESTBURY ON TRYM, BRISTOL.

Location

The house is situated in the sought after Westbury on Trym area of Bristol with local amenities on Henleaze and Westbury High Streets close by. It is a family orientated area with good local schools and open green areas. Furthermore there is easy access to all parts of the City, Southmead Hospital, Cribbs Causeway and the City Centre.

Accommodation

Please see the floorplan for room measurements and the layout.

Ground Floor

Entrance Hallway

The house entered through a double glazed front door. Stairs rising to the first floor, double glazed window to the side and doors to:

Sitting Room

A wonderful main reception room with double glazed bay window to the front of the property and opening into the dining room behind.

Dining Room

Double glazed double doors open into the conservatory and out to the garden, stable doors provide access to the kitchen.

Kitchen

Fitted wall and base units, sink unit, spaces for cooker and fridge, built in storage cupboard, double glazed window to the rear.

Utility Room

Access for the entrance hallway with plumbing for white goods, double glazed window and door to the front aspect, door to the rear garden and door to the downstairs cloakroom.

Downstairs Cloakroom

Fitted toilet and sink.

First Floor

Landing

Double glazed window to the side, loft access and doors to:

Bedroom One

A generous main bedroom which occupies the full width of the front of house with double glazed bay window to the front aspect, built in wardrobe.

Bedroom Two

The second double bedroom with double glazed window to the rear over looking the rear garden.

Bathroom

A generous bathroom which on other houses on the road has been converted to a third bedroom. Fitted with a four piece suite comprising a bath, wash basin and toilet, with a separate shower cubicle. double glazed window to the rear, built in airing cupboard.

Outside

Front Garden

Driveway parking and lawn area with access to the house via the entrance door and second door to the utility and on out to the rear.

Rear Garden

A good sized fenced, west facing rear garden laid to lawn with patio area.

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- Sought After Westbury on Trym Location
 - Two Double Bedrooms
 - Sitting / Dining Room
 - Driveway Parking
 - Attractive Rear Garden
 - Utility Room

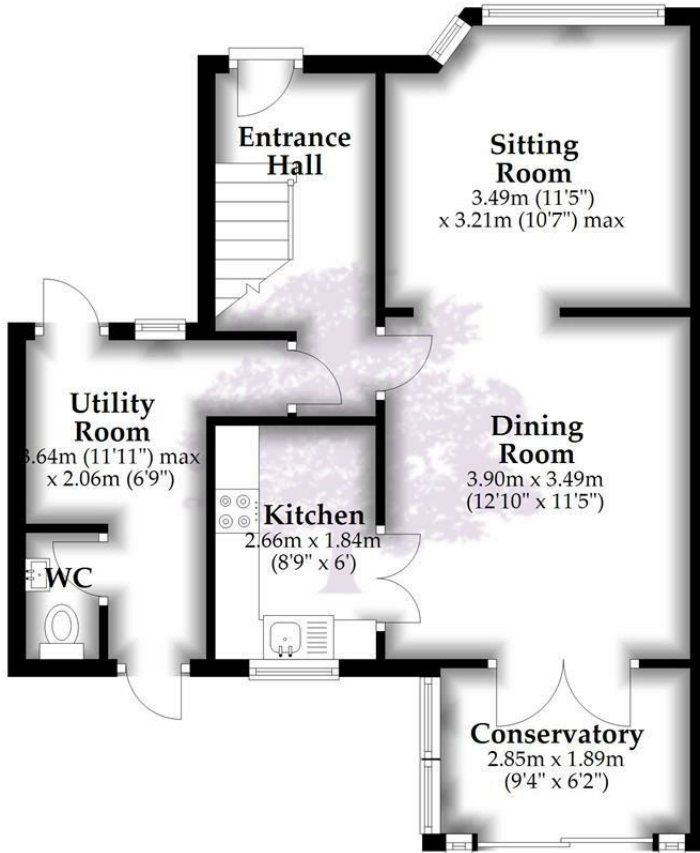


GUIDE PRICE £450,000



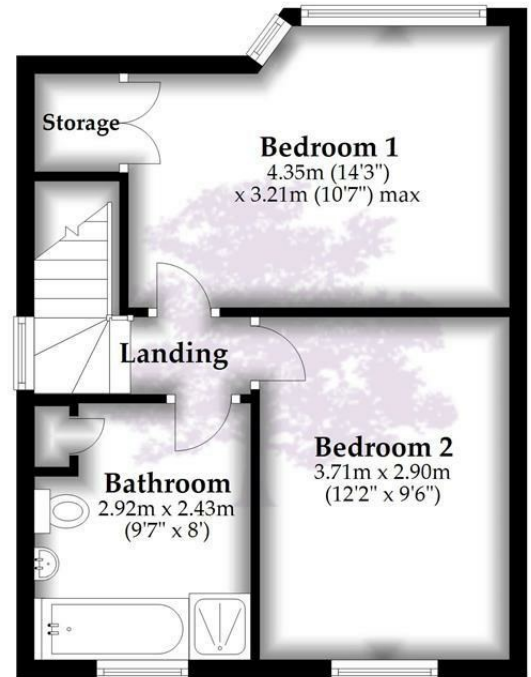
Ground Floor

Approx. 51.2 sq. metres (550.6 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 88.2 sq. metres (948.8 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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