



139 LAKE ROAD,  
WESTBURY-ON-TRYM, BS10 5JG

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GOODMAN  
& LILLEY



A CHARMING SEMI DETACHED TWO DOUBLE BEDROOM HOME ON LAKE ROAD COMPLETELY RE-FURBISHED BY THE CURRENT OWNERS TO INCLUDE THE ROOF, ALL THE WINDOWS AND CENTRAL HEATING, ON A SUBSTANTIAL PLOT WITH THE GARDEN BACKING ONTO THE LAKE GROUNDS, IN ADDITION TO OFF STREET PARKING AND A GARAGE

Location

A sought after location, this property backs onto the Lake Grounds, and is within an easy walk to Badock's Woods, Southmead Hospital, and the plethora of shops, cafes and restaurants of both Henleaze High Street & Westbury-on-Trym village.

Accommodation

Please see the floor plan for room measurements and layout.

Ground Floor

Entrance Hallway

A pretty arched front door leads into an entrance hallway with storage and hooks for coats.

Sitting Room

A welcoming and well proportioned sitting room which spans the depth of the house with brand new double glazed windows and French doors leading onto the garden with the added benefit of a wood burning stove which warms the whole property. Open plan to the bespoke kitchen with a large breakfast bar/work top which serves to distinguish the areas. Quality wood effect flooring has also been installed throughout the whole of the ground floor, which is both practical and gives a warm and homely feel.

Kitchen/Breakfast Room

A brand new fully fitted kitchen from when the current owners bought the house, with very good quality wood units and worksurfaces, housing for large fridge/freezer, and a modern belfast sink and mixer taps. A separate kitchen door leads to the wide side elevation of the property which provides space for future expansion. A good sized room with space for dining table and chairs.

First Floor

Landing

Double glazed window to the side elevation and doors to all first floor rooms.

Bathroom

A brand new bathroom from when the owners moved in, with a bath and shower over and glass screen, attractive sink unit with mixer taps, w.c., full size heated towel rail, attractive metro style grey tiles, good quality wood effect flooring and the benefit of an opening double glazed window. A really lovely addition to the home, that is both spacious and bright.

Master Bedroom

A large double room to the rear of the property overlooking the garden and the trees of Badock's Woods. Quiet and not overlooked. Modern double glazed windows,

Second Bedroom

A large and spacious second bedroom also to the rear of the house with modern double glazed windows.

Outside

This lovely home has the benefit of a pretty front garden and path to the front door in addition to off street parking for up to 3 vehicles. Double wood gates lead from drive into the sizeable side extension and rear garden which backs on to Badock's Woods.

Rear Garden

Accessed via French doors from the sitting room, a kitchen door or double wood gates from the drive this is a sizeable space laid to lawn, with the benefit of a garage currently used for storage and backing onto Badock's Woods.

Driveway Parking

Driveway parking to the front/side of the property with room for up to 3 cars.

Additional Information

ALL OF THE FOLLOWING WAS NEW IN 2020:

- \* Roof
- \* Heating system to include new boiler, radiators and water pipes throughout
- \* Full re-wire
- \* Flooring throughout, to include Karndean wood effect flooring & carpets
- \* Insulation below all of the floorboards throughout the house including the attic
- \* Double glazed windows throughout to include French doors to the garden from the sitting room
- \* Every room has been re-decorated
- \* New kitchen with quality wood units and worktops
- \* New bathroom
- \* Woodburning stove
- \* Loft ladder & roof hatch

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- Charming Two Double Bedroom Home With Scope For Expansion
  - Driveway Parking
  - Large Plot And Front & Rear Gardens
- Popular Lake Road Location
  - Garage
  - Completely Refurbished



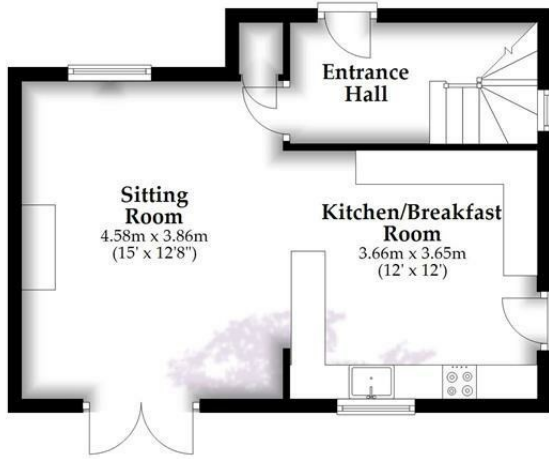
GUIDE PRICE £440,000





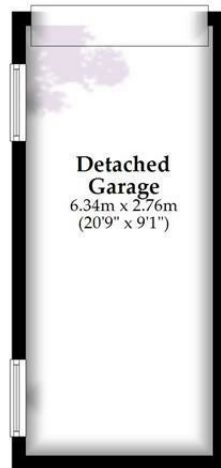
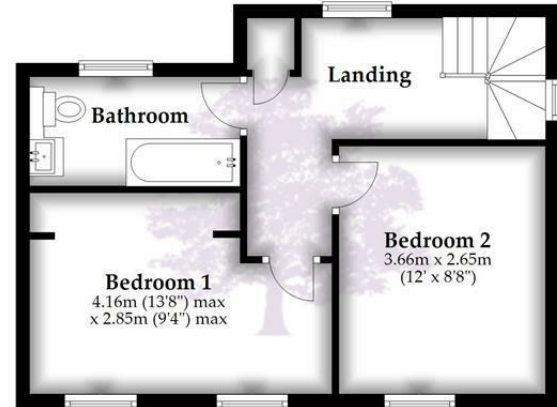
## Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



Total area: approx. 96.4 sq. metres (1037.4 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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