



42 CHERINGTON ROAD,  
WESTBURY-ON-TRYM, BS10 5BJ

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GOODMAN  
& LILLEY







# 42 CHERINGTON ROAD

## WESTBURY-ON-TRYM BS10 5BJ

GUIDE PRICE  
£650,000

A superb four bedroom semi detached extended family home, with wonderful west facing rear garden situated on a sought after road close to good schooling, between both Westbury on Trym village and Henleaze high street which offer a wide variety of shops and amenities.

A fabulous home that simply must be viewed to appreciate what is on offer.

### Summary of Accommodation

The wonderful accommodation is set over two floors and comprises to the ground floor of a sitting room to the front of the property, and a dining room to the rear, an extended kitchen/diner that opens out into the generous west facing rear garden and a utility room. In addition the garage has been converted to now offer a fourth bedroom on the ground floor with an en suite shower room. The first floor accommodates a bathroom with separate toilet, and the three further bedrooms. The house has an additional benefit of driveway parking.

A wonderful family home in a great position a short walk to local shops, excellent local schools and major employers.

### Accommodation

Please see the floorplan for room measurements and the property's layout.

### Ground Floor

The house is accessed across a front driveway to an entrance door to the main entrance hallway. The entrance hall offers an excellent welcoming point with stairs that rise to the first floor, fitted wood effect floor, and doors to the ground floor rooms. To the front of the house there is a generous bay windowed sitting room with feature fireplace. A downstairs bedroom with en suite shower room can be found off of the hallway as well as a separate dining room, and a door into an extended kitchen / breakfast room that incorporates a fitted kitchen area, and breakfast area with space for a table and doors out to the wonderful rear garden beyond. The ground floor is finished with a useful utility room off of the kitchen.

### First Floor

The first floor landing is light and well appointed with doors to all first floor

rooms consisting of three bedrooms all of which could fit a standard double bed and have use of a bathroom and separate toilet. The roof space offers ample storage and potential space for anyone needing further bedrooms subject to permission.

### Outside

The front of the property has been paved and now provides driveway parking and access to the house. The wonderful west facing rear garden is one of this property main assets being generous in size with lawn and a patio area, it must be seen to be fully appreciated.



- Superb Extended Semi Detached Home
- Wonderful West Facing Garden
- Popular Location
- Driveway Parking
- Four Bedrooms / One En Suite Bedroom
- Close to Good Schooling

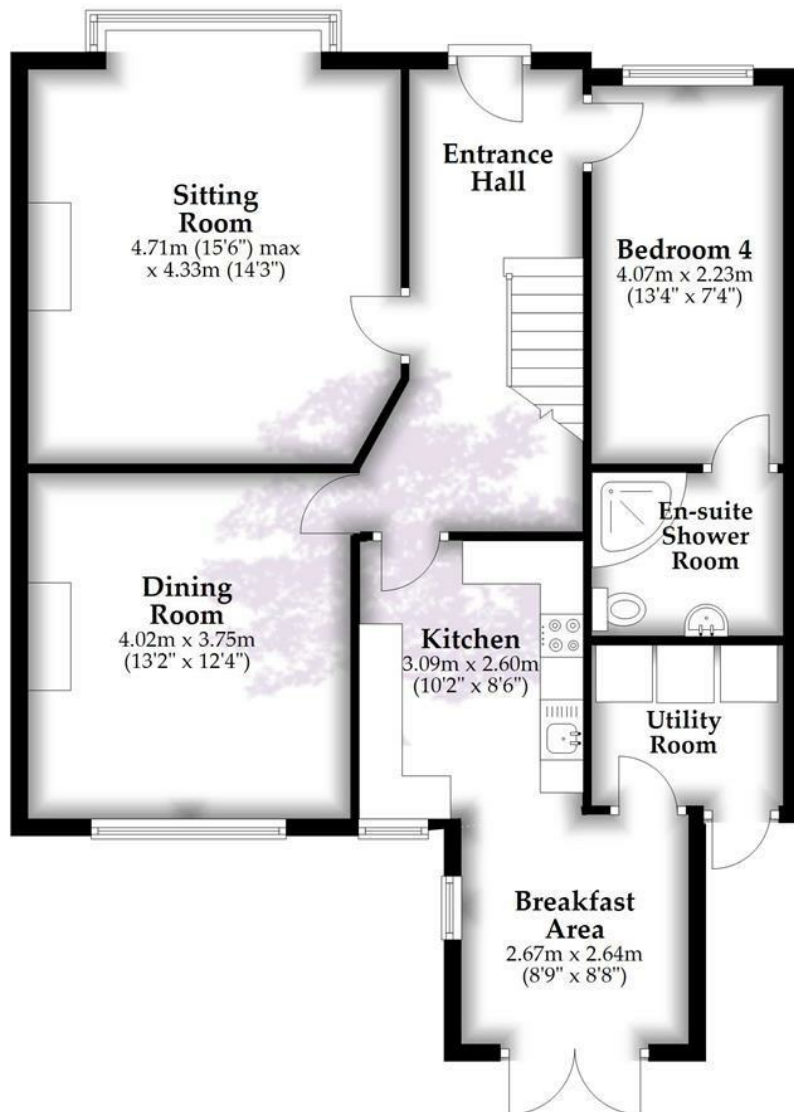




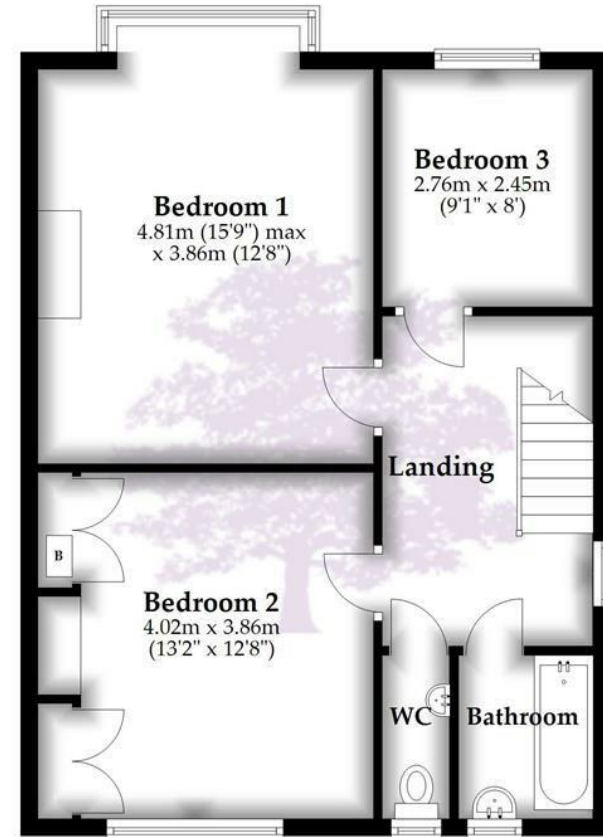
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## Ground Floor



## First Floor



Total area: approx. 140.0 sq. metres (1506.7 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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