



Brentry - £495,000

3 bed detached house

35 Charlton Lane, BS10 6SL





A truly one off opportunity to purchase this stylish and unique detached house in a wonderful location in Brentry, the property first constructed in 1937 has undergone a renovation and now presents modern and flexible accommodation meaning it can be three or four bedrooms. The current layout is as follows; recessed porch, entrance hall, sizeable open plan lounge/diner, conservatory, separate kitchen, two utility/storage areas, downstairs shower room, reception hall/separate entrance, two extremely generous double bedrooms, bedroom one has a walk in wardrobe, ensuite shower room, bathing area with an impressive 'double bath', bedroom two has access to a balcony with views across the garden.

Externally there is a shared lane access to private parking for multiple cars, a beautiful rear garden with patio and decked alfresco areas & an incredible 32ft6 x 14ft3 (maximum measurements) workshop/garage ideal for enthusiastic mechanics, engineers or an impressive home gym.

The house is ideally located for the nearby 'outstanding' Brentry primary school, the nearby shops at Crow Lane & Westbury on Trym village (1.3 miles).



Westbury on Trym Office
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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.