





A handsome and well-proportioned 4 double bedroom (two with en-suite) 1930s detached family home with ample off road parking, an impressive extended kitchen/dining room (28'9 x 22'11) leading out onto a wonderful (75ft x 32ft) south-westerly facing level rear garden.

Key Features

- **Situated high up in Westbury-on-Trym, close to the Downs and between Westbury-On-Trym Village and the excellent local shops and amenities of Henleaze Road. Nearby schools include Elmlea (475m), St Ursula's (450m), and also within the current catchment for intake to the Bristol Free Secondary School. Bus connections to all central areas are also nearby.**
- **Ground Floor:** welcoming wide entrance hallway with understairs storage and cloakroom/wc, bay fronted sitting room with plantation shutters and folding doors connecting through to a magnificent (28'9" x 22'11") extended kitchen/dining space with 5 bi-folding doors connecting to the level south westerly facing garden. Separate utility room.
- **First Floor:** bedroom 1 with en-suite shower room/wc, bedroom 2, bedroom 3 and family bathroom/shower/wc.
- **Second Floor:** loft converted double bedroom 4 with en-suite shower room/wc.
- **Outside:** the property is set well back from the road and pavement, long driveway opening up to provide off-street parking for multiple cars with a lawned front garden beside, gated side access through the storage garage and into a superb level (75ft x 32ft) south westerly facing rear garden enjoying much of the day's sunshine
- **An attractive and well-arranged detached home close to excellent amenities and offering a pleasing layout for families.**





GROUND FLOOR

APPROACH: via a brick paved landscaped driveway affording off-road parking for plenty of vehicles, putting the house well back from the road. The driveway leads up to the property beside a lawned front garden where you meet the main front entrance to the property.

ENTRANCE VESTIBULE: tiled floor, plenty of space for coats and shoes. Period oak main front door leading into:-

ENTRANCE HALLWAY: (16'3" x 10'8" max inclusive of staircase) (4.95m x 3.25m) a wide welcoming entrance hallway with original parquet style flooring with inset floormat, there are high ceilings with ceiling cornicing and central ceiling rose, dado rail, staircase rising to first floor landing, double glazed windows providing natural light through into the entrance hall. Doors off to the sitting room, wonderful extended kitchen/dining area and a cloakroom/wc.

SITTING ROOM: (front) (16'7" x 12'9") (5.06m x 3.88m) a good sized bay fronted sitting room with double glazed windows to the front with built-in plantation shutters, an attractive period style fireplace with gas living flame fire, built-in bookcase into chimney recesses, ceiling coving, dado rail, engineered oak flooring and a radiator.

KITCHEN/DINING/LIVING AREA: (28'9" x 22'11") (8.76m x 6.99m) extended in 2019, this large sociable kitchen/dining/living area offers the scale and type of kitchen space many families crave. South-west facing doors to rear providing a seamless access out to the rear garden. There is a modern fitted kitchen with base and eye level cupboards and drawers with integrated appliances including eye level ovens and microwave, integrated dishwasher, appliance space for American style fridge/freezer, large central island with inset induction hob and overhanging breakfast bar, lantern skylight providing plenty of natural light, inset spotlights, ceiling coving, ample space for dining and seating furniture, Imperial style fireplace, part glazed door accessing a utility room.

UTILITY ROOM: (8'3" x 5'9") (2.52m x 1.76m) base and eye level cupboards and drawers with plumbing and appliance space for washing machine and dryer, granite worktop with inset sink, open shelving. Part glazed door to side accessing a side courtyard area with gated access to the driveway and doors accessing the storage garage.

CLOAKROOM/WC: low level wc, wash hand basin with storage cabinet beneath, part tiled walls and small double glazed window to side

FIRST FLOOR

LANDING: a central landing with ceiling coving, staircase rising to second floor landing. Doors off to bedroom 1, bedroom 2, bedroom 3 and the family bathroom. Double glazed window to side providing plenty of natural light through the landing and stairwell.

BEDROOM 1: (rear) (17'4" x 12'10") (5.29m x 3.90m) a double bedroom with high ceilings and ceiling coving. Double glazed window to rear, overlooking the rear garden. Dado rail, contemporary radiator and a door accessing:-

En-Suite Shower Room/WC: (10'4" x 6'0") (3.15m x 1.83m) a white suite comprising an oversized shower enclosure with system fed shower, low level wc, wash hand basin with storage drawers beneath, double glazed window to rear and a heated towel rail.

BEDROOM 2: (front) (13'7" x 12'8") (4.14m x 3.86m) a double bedroom with ceiling coving, double glazed windows to front, dado rail and a radiator.

BEDROOM 3: (front) (11'3" x 10'4") (3.42m x 3.15m) a double bedroom with bay window to front comprising double glazed windows, high ceilings with ceiling coving, dado rail and a radiator

BATHROOM/WC: (10'7" x 8'5") (3.23m x 2.57m) a white suite comprising a panelled bath with mixer taps and shower attachment, low level wc, large walk-in shower, corner airing cupboard, Viessmann gas central heating boiler, sink with storage drawers beneath, double glazed window to side, inset spotlights and extractor fan.

SECOND FLOOR

LANDING: double glazed window to side, and a door accessing loft converted bedroom 4.

BEDROOM 4: (16'5" x 15'4") (5.00m x 4.69m) an L shaped double bedroom with Velux skylight windows to front and side. Double glazed window to rear, overlooking the rear garden. Inset spotlights, built-in wardrobes, low level eaves storage cupboards, radiator, and door accessing:-

En-Suite Shower Room/WC: white suite with shower enclosure, low level wc and pedestal wash hand basin.





OUTSIDE

DRIVEWAY PARKING/FRT GARDEN: a large block paved driveway gradually descends towards the property keeping the house well back from the road and affording plenty of off-road parking. There is a pretty lawned front garden containing plants, shrubs and trees, the driveway leads up to the main front of the house and timber double gates to the right hand side accessing a side courtyard and the storage garage, which connects through to:-

REAR GARDEN: (75ft x 32ft) (22.86m x 9.75m) a fantastic level south-westerly facing garden of a good size, mainly laid to lawn with generous paved seating area closer to the property. Raised railway sleeper planters, outdoor tap, outdoor power sockets, gate accessing the storage garage and a handy garden store perfect for garden and sport equipment.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

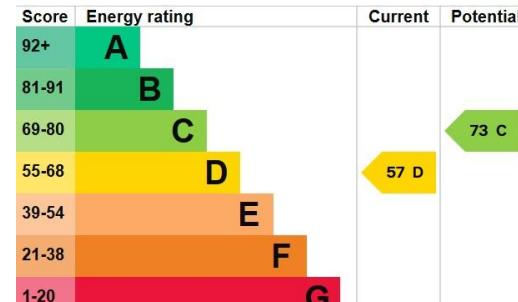
TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

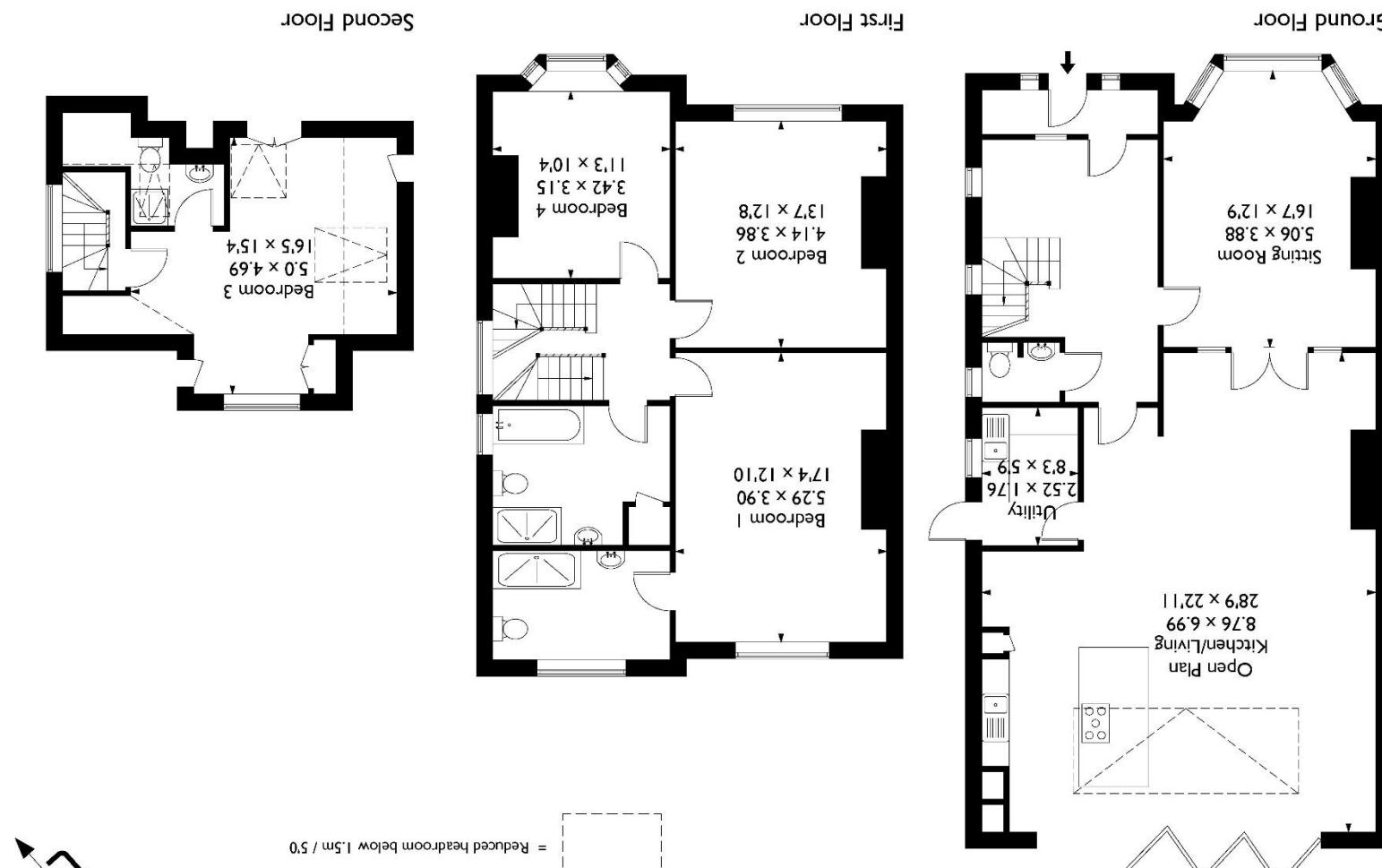


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision upon them.
This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate.



Approximate Gross Internal Area 193.4 sq m / 2081.3 sq ft
Falcondale Road, Westbury on Trym, Bristol BS9 3JU