



73 Linden Road, Westbury Park, Bristol, BS6 7RW

GUIDE PRICE £899,950

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PROPERTY OVERVIEW

Accommodation is arranged over three floors and comprises; to the ground floor, entrance hall, downstairs WC, bay fronted living room opening into the dining room and a modern kitchen and breakfast room. The first-floor accommodation comprises of three bedrooms and the family bathroom and on the second floor there are two bedrooms and a further family bathroom.

Outside there is an enclosed rear garden with lawn and deck that can be accessed from bi folds in the kitchen/ breakfast room or separately from the dining room. To the front is off street parking for several cars.

Location:

Westbury Park is a popular area especially for those with young families. There are both state and independent schools within close proximity including Westbury Park Primary School , Henleaze Infant & Junior School and Redland Green Secondary School. There are coffee shops, a Waitrose supermarket and a local cinema, on the nearby Henleaze Road as well as having easy access to the open spaces of Durdham Downs & Redland Green, Whiteladies Road and Bristol City Centre.



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KEY DETAILS

- 5 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- 2 Family Bathrooms
- Off Street Parking to the Front
- Enclosed South/West Facing Rear Garden
- No Onward Chain

Guide Price: £899,950

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

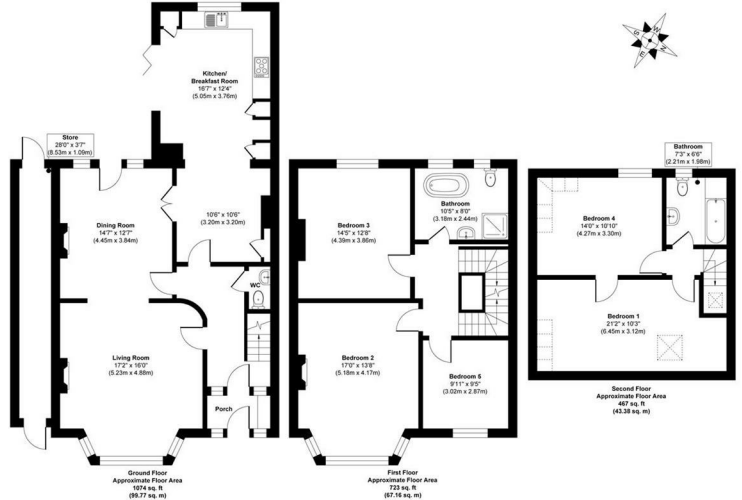
Vendors Onward Position:

No Onward Chain

EPC: E

Viewing: By appointment only

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Approx. Gross Internal Floor Area 2264 sq. ft / 210.30 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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