



**Connells**

Dragons Well Road  
Bristol

Dragons Well Road  
Bristol BS10 7BU

for sale guide price  
**£475,000**



## Property Description

A superbly presented 4 bedroom detached family home which offers a flexibility of room arrangements to suit the growing family or cater for those looking for predominantly ground floor accommodation. The property consists; entrance hallway, open plan lounge/dining area, modern fitted kitchen, rear lobby, ground floor modern bathroom with dual access. Two ground floor bedrooms (could also be used as reception rooms). First floor has two further double bedrooms, with an upstairs WC. Externally a lovely mature (APPROX 85' x 35') lawned and decked rear garden is complimented by a driveway and single garage.

Henbury is a district that neighbours affluent Westbury-on-Trym. This area features a variety of property types, including social housing estates dating from the 1950s, ambling country lanes lined with country homes, and pleasant residential streets, all backdropped by the dense greenery of the famous Blaise Castle Estate, and gives itself over to the stunning Henbury Golf Course.

Henbury is largely populated by pensioners and young families living in this historic area. Its Village Hall is a Grade II listed building that was previously a school. The Henbury Lodge Hotel dates back to 1600, while the Church of St Mary the Virgin is even older, with the tower tracing its roots all the way back to the early 13th century.

## Entrance Hall

## Cloakroom

## Lounge

21' 10" x 15' max ( 6.65m x 4.57m max )

## Kitchen

11' 10" x 9' 11" ( 3.61m x 3.02m )

## Utility

## Landing

## Bedroom 4

12' 1" x 11' 4" ( 3.68m x 3.45m )

## Bedroom 3

12' 11" x 11' 6" ( 3.94m x 3.51m )

## Bedroom 1

16' 2" max x 10' 4" ( 4.93m max x 3.15m )

## Bedroom 2

12' 2" x 10' 5" max ( 3.71m x 3.17m max )

## Bathroom

## Loft

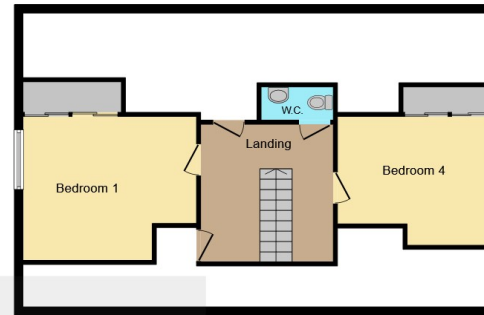






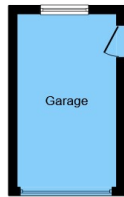


**Ground Floor**



**First Floor**

Connells



**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0117 950 1552**  
**E westburyontrym@connells.co.uk**

6 Canford Lane  
BRISTOL BS9 3DH

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT308298](http://connells.co.uk/Property/WOT308298)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WOT308298 - 0008