



Connells

Charlton Gardens  
Bristol



## Property Description

Brentry is a suburb of north Bristol, England, between Henbury and Southmead. Nearby, there are a number of well-regarded state and independent schools, as well access to the many shops, restaurants and amenities within walking distance of the property. Just a 9 minute drive away is the open space of Blaise Castle Estate with approx. 650 acres Grade II\* registered parkland including children's play area, museum and castle. The property is also conveniently located within direct access to both Westbury Village and the Mall at Cribbs Causeway as well as Bristol City Centre and the M4/5 motorway links.

### Entrance Hall

### Downstairs Cloakroom

### Lounge

13' 5" x 16' 5" Max ( 4.09m x 5.00m Max )  
Understairs cupboard

### Dining Room

12' 3" x 9' 4" ( 3.73m x 2.84m )

### Kitchen

12' 3" x 7' ( 3.73m x 2.13m )

Fitted kitchen comprising twin ovens, integral fridge, built in dishwasher, integral washing machine.

### Conservatory

9' 8" x 9' 11" ( 2.95m x 3.02m )

High specification solar glass conservatory

built in 2023.

### Lean To

13' 3" x 3' 6" ( 4.04m x 1.07m )

### Landing

Airing cupboard housing Vailant combination boiler.

### Master Bedroom

13' 6" x 10' 9" Max ( 4.11m x 3.28m Max )

Views to fields.

### Bedroom Two

12' 4" x 9' 11" Max ( 3.76m x 3.02m Max )

### Bedroom Three

8' 5" x 6' 9" ( 2.57m x 2.06m )

Views from window.

### Bathroom

6' 4" x 6' 9" ( 1.93m x 2.06m )

Fully tiled fitted suite.

### Garage

16' 1" x 8' ( 4.90m x 2.44m )

Power and light, electric door plus overhead attic storage.

### Rear Garden

Large corner plot garden laid to lawn.

### Vendors Comments

"Please note any owner of the property enjoys permitted use of an extra plot of land accessed from rear garden via garden gate with "pepper corn" lease which has never been collected. It may be possible to acquire this land formally as the current owner BA Systems will have no use for it."









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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