





# Royal Victoria Park Bristol BS10 6TD

for sale offers in excess of  
**£450,000**



## Property Description

Royal Victoria Park is an exclusive cul-de-sac on the Brentry Park Development, built in 2005 which offers great access to the M5 junction & retail parks at Cribbs Causeway, as well as the eclectic mix of shops, cafés & restaurant in the popular village of Westbury on Trym. Southmead Hospital is just 1.5 miles away. There are wonderful woodland walks on your doorstep taking in the grounds at Repton Hall across to Brentry Hill.

## Entrance Hall

## Shower Room/Cloakroom

## Lounge

15' 5" x 18' 5" ( 4.70m x 5.61m )

## Rear Lobby

## Kitchen

15' 5" x 10' 2" ( 4.70m x 3.10m )

## Master Bedroom

15' 4" x 8' 8" ( 4.67m x 2.64m )

## Ensuite Bathroom

## Bedroom Two

15' 5" x 10' 5" Into recess ( 4.70m x 3.17m  
Into recess )

## Ensuite Shower Room

## Bedroom Three

9' 7" x 8' 9" ( 2.92m x 2.67m )

## Integral Garage

19' 5" x 8' 7" ( 5.92m x 2.62m )

## Off Road Parking

## Rear And Side Gardens



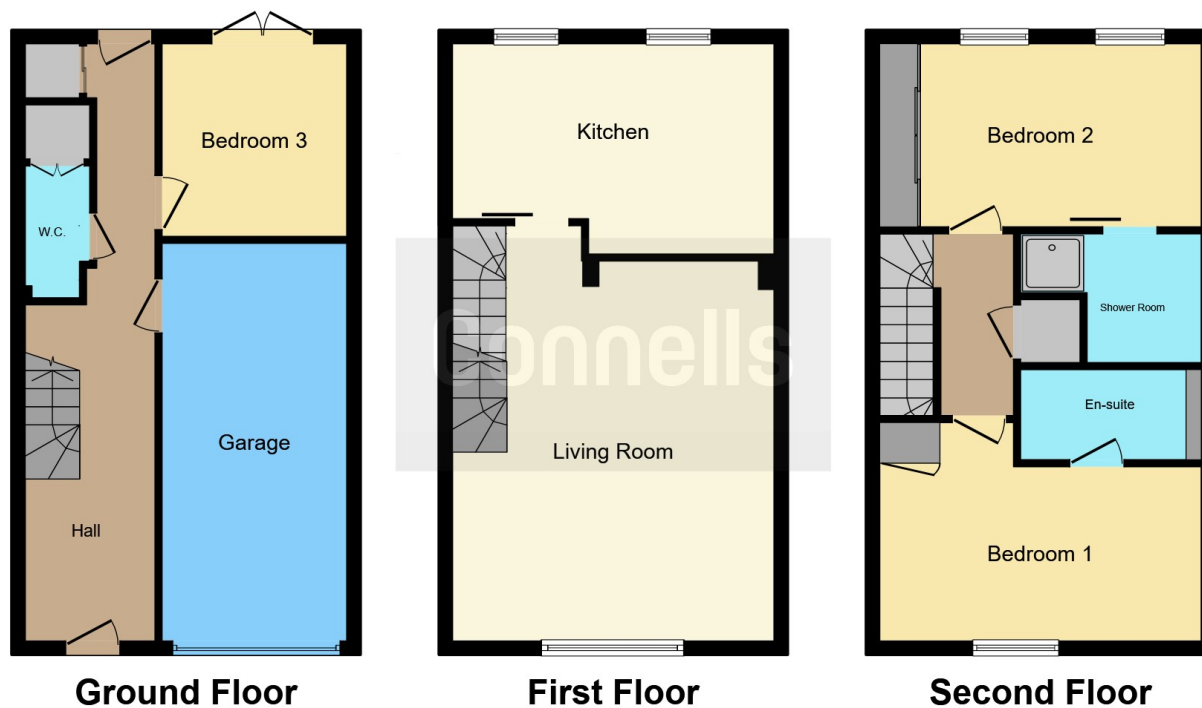












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**T 0117 950 1552**  
**E [westburyontrym@connells.co.uk](mailto:westburyontrym@connells.co.uk)**

6 Canford Lane  
 BRISTOL BS9 3DH

**EPC Rating: C**

Tenure: Freehold

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