



Connells

Falcondale Road
Bristol

Falcondale Road
Bristol BS9 3JS

for sale offers in excess of
£900,000



Property Description

OFFERING DISCREET ACCESS VIA WESTBURY ROAD THROUGH GATES TO LANDSCAPED REAR GARDEN THIS FOUR BEDROOM FAMILY HOME HAS BEEN REDESIGNED TO OFFER 34FT X 19FT OPEN PLAN KITCHEN/LIVING SPACE COMPLETE WITH HANDMADE FITTINGS SUCH AS QUARTZ WORKTOPS AND BELFAST SINK, 20FT X 12FT FAMILY ROOM, UTILITY ROOM, 15FT MASTER BEDROOM WITH ENSUITE AND ELEVATED VIEWS, 12FT SECOND DOUBLE BEDROOM, 12FT THIRD DOUBLE BEDROOM, FOURTH BEDROOM PLUS BATHROOM AS WELL AS OFF ROAD PARKING, ELEVATED FRONT GARDEN AND POTENTIAL TO CONVERT THE ATTIC SPACE.

Westbury-on-Trym really is a village, with everything you might expect. It's a short distance from neighbouring areas Stoke Bishop, Henleaze and Westbury Park and further north Brentry, The heart of the Westbury village is a conservation area. There is a large selection of shops, banks, cafes and restaurants, and lovely family-friendly local pubs. Schools are well catered for as well with Bristol Free School and many others in the area.

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ROOM, UTILITY ROOM, 15FT MASTER BEDROOM WITH ENSUITE AND ELEVATED VIEWS, 12FT SECOND DOUBLE BEDROOM, 12FT THIRD DOUBLE BEDROOM, FOURTH BEDROOM PLUS BATHROOM AS WELL AS OFF ROAD PARKING, ELEVATED FRONT GARDEN AND POTENTIAL TO CONVERT THE ATTIC SPACE.

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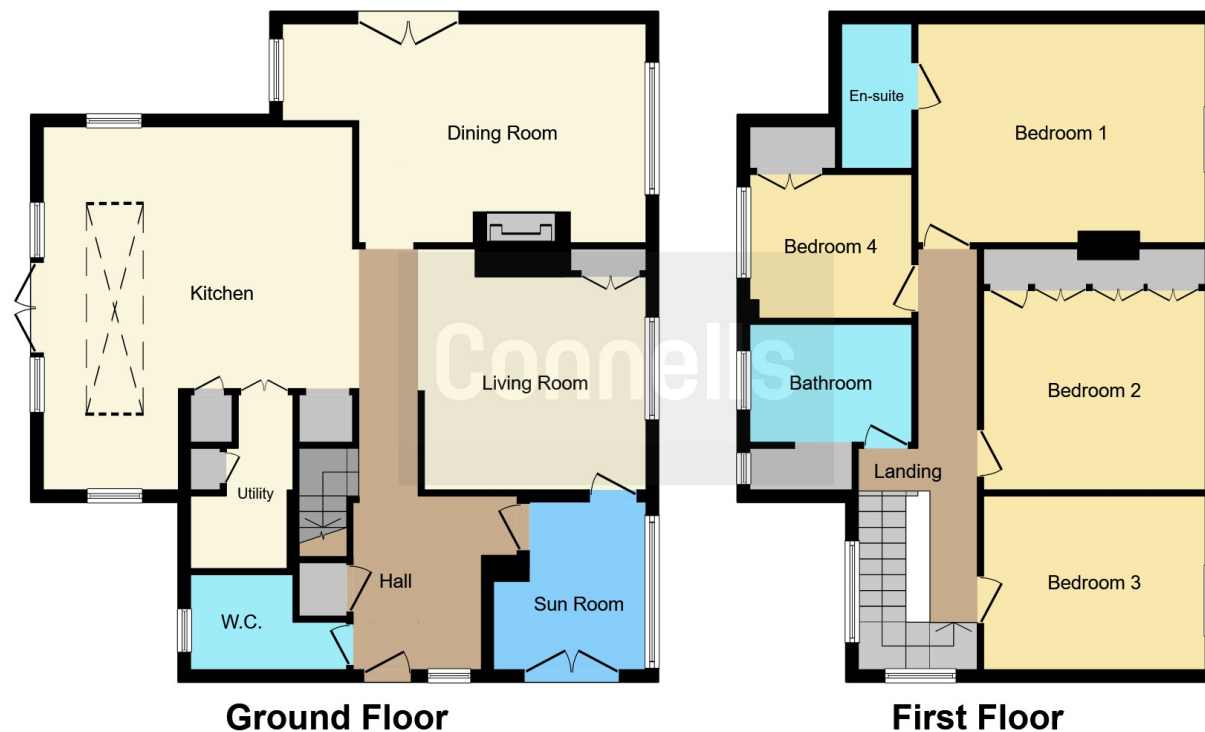
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

To view this property please contact Connells on

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6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308988



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.

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