



Connells

Trymwood Close
BRISTOL

Trymwood Close BRISTOL BS10 7AL

for sale offers in excess of
£500,000



Property Description

SUBSTANTIAL 1200 SQ FT DETACHED FAMILY HOME BEAUTIFULLY PRESENTED AND UPDATED TO INCLUDE 15FT LOUNGE, 26FT KITCHEN/DINING ROOM, UTILITY,

11FT STUDY, INTEGRAL GARAGE STORAGE, DOWNSTAIRS CLOAKROOM/SHOWER ROOM, MASTER BEDROOM WITH VIEWS TO BLAISE WOODS, 11FT SECOND DOUBLE BEDROOM, 10FT THIRD BEDROOM, BATHROOM WITH SHOWER OVER BATH, 9FT FOURTH BEDROOM PLUS OFF ROAD PARKING AND STUNNING SOUTH FACING REAR GARDEN.

Henbury is a district that neighbours affluent Westbury-on-Trym. Families considering moving to the area will be interested in the good schools that Henbury boasts, and for wide-open spaces, you really cannot do much better than the Greenhill Plantation and grounds of the Blaise Estate – think rivers, woods, green meadows and designated play areas and you're in contented kids/parents heaven. For commuters, the easy access to the M5 and city centre is a boon.

Entrance Hall

Cloakroom/Shower Room

Study

12'4 x 7'6

Utility Room

7' 7" x 6' (2.31m x 1.83m)

Lounge

15' x 13' 8" (4.57m x 4.17m)

Kitchen/Dining Room

26' 5" x 8' 10" (8.05m x 2.69m)

Kitchen Open plan to Dining Room

Bedroom 1

10' 10" x 10' 4" (3.30m x 3.15m)

Bedroom 2

11' 3" x 10' 3" (3.43m x 3.12m)

11'3 x 10'3

Bedroom 3

10' 8" x 8' 3" (3.25m x 2.51m)

Bedroom 4

8' 9" x 7' 6" (2.67m x 2.29m)

Landing

Bathroom

Front Garden

Rear Garden

Garage

Off Road Parking









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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EPC Rating: Awaited

view this property online connells.co.uk/Property/WOT309015

Tenure: Freehold



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.

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