



Connells

Sylvan Way
Bristol

Sylvan Way Bristol BS9 2LB

for sale offers in excess of
£375,000



Property Description

Sea Mills is a very popular location in Bristol offering a mix of suburban convenience with open green spaces.

The surrounding woodlands and green open spaces of the Blaise Castle Estate give way to the rolling greens of Shirehampton golf course. From dog walking, horse riding, children's playgrounds and golf, the area provides leisure opportunities for all ages on the doorstep. A short drive away the village of Westbury on Trym provides plentiful shopping as do Shirehampton and Sea Mills. The Mall and Cribbs Causeway is a mere 10 minutes away by car, offering everything from health and beauty to high fashion and Cinema Vue and lots of parking. Nearby the popular Red Bus Nursery, offers childcare opportunities for busy working parents whilst for older offspring, Bristol provides a choice of schooling in both the private and LA sectors. The motorway network is but a short drive away, accessing M4 and M5 motorways, whilst Bristol is close enough to enjoy and far enough away to escape to the peace and tranquility of your home.

Lounge

16' 6" x 11' 11" (5.03m x 3.63m)

Dining Room

12' 8" x 8' 9" (3.86m x 2.67m)

Kitchen

16' 8" x 7' 7" (5.08m x 2.31m)

Bedroom 1

14' 2" x 11' 7" (4.32m x 3.53m)

Bedroom 2

12' 2" x 8' 8" (3.71m x 2.64m)

Bedroom 3

9' 4" x 7' 7" (2.84m x 2.31m)

Bathroom

Garage

18' 2" x 9' 1" (5.54m x 2.77m)

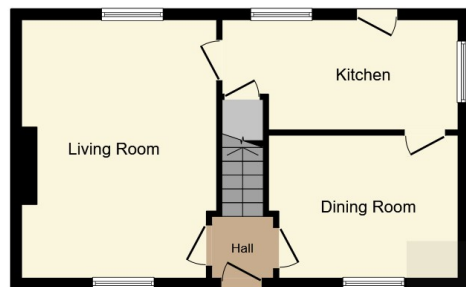
Off Road Parking

Front And Rear Gardens

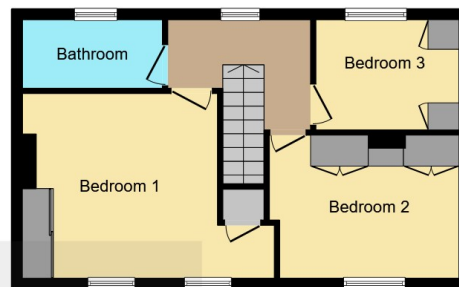




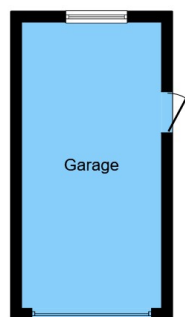




Ground Floor



First Floor



Garage

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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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309102



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