



**Connells**

Eastfield Road  
Westbury-On-Trym Bristol

# Eastfield Road Westbury-On-Trym Bristol BS9 4AL

for sale offers in the region of  
**£800,000**



## Property Description

The house comprises of an eat-in kitchen, utility room, reception room with patio doors opening to the enclosed rear garden, a separate dining room and a study.

Upstairs, there is a master bedroom with en-suite shower and dressing room, four further bedrooms and a main family bathroom. There is ample off-street parking to the front of the house for three or four cars.

Westbury-on-Trym has a suburbia village-like atmosphere as well as a vibrant high street. Westbury-on-Trym really is a village with everything you might expect. It's a short distance from neighbouring areas such as Stoke Bishop, Henleaze and Westbury Park and further North Brentry. The heart of the Westbury village is also 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 nearby with Bristol Free School, Redmaids, Brentry Primary School, Little Mead Academy, Fonthill Primary School, Baddock's Wood Primary School and Orchard School. We would always advise that recent advice is taken regarding the current catchment areas.

Call to book a viewing today.

## Hallway

Understairs Storage

## Kitchen

9' 4" x 11' 5" ( 2.84m x 3.48m )

## Utility

6' 4" x 11' ( 1.93m x 3.35m )

## Reception Room 1

12' 3" Max x 14' 1" Max ( 3.73m Max x 4.29m Max )

## Reception Room 2

17' x 17' 4" ( 5.18m x 5.28m )

## Study

7' x 7' 4" ( 2.13m x 2.24m )

## Downstairs W.C

## Landing

## Master Bedroom 1

14' 4" Max x 12' 2" ( 4.37m Max x 3.71m )

Principle Bedroom with Ensuite and Dressing Room

## Ensuite

## Dressing Room

Mirrored built in storage space

## Bedroom 2

12' 5" Max x 11' 5" ( 3.78m Max x 3.48m )

Built in Wardrobes for Storage

## Bedroom 3

9' 4" x 11' 7" Max ( 2.84m x 3.53m Max )

Built in Wardrobes for Storage. NB restricted head height.

## Family Bathroom

8' 4" x 9' 4" ( 2.54m x 2.84m )

Family Bathroom with Bath, Shower, Bidet and Toilet

## Landing

## Bedroom 4

12' 7" x 12' 8" ( 3.84m x 3.86m )

## Bedroom 5

15' 1" t. x 13' ( 4.60m t. x 3.96m )

NB restricted head height.

## Garage

19' 3" x 11' Max ( 5.87m x 3.35m Max )









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

6 Canford Lane  
 BRISTOL BS9 3DH

EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT309063](http://connells.co.uk/Property/WOT309063)**



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