



**WESTBOURNE ROAD**  
**DOWNEND, BRISTOL, BS16 6RX**

**£400,000**



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**Ground Floor**

**Hall**

**Lounge**  
12'9 x 12'0

**Sitting Area**  
11'11 x 11'8

**Dining Area**  
8'4 x 6'2

**Kitchen**  
16'6 x 6'11

**Pantry**  
8'2 x 3'7

**First Floor**

**Landing**

**Bedroom One**  
11'11 x 11'2

**Bedroom Two**  
11'11 x 10'7

**Bedroom Three**  
8'7 x 7'6

**Family Bathroom**  
8'1 x 7'6

**External**

**Rear Garden**

**Front Garden**

**Garage**

**Off Road Parking**





Offered with NO ONWARD CHAIN, this well loved family home occupies an enviable elevated position. The property boasts three bedrooms, extended ground floor accommodation and proximity to the ever popular Leap Valley, presenting an excellent opportunity for a variety of buyers.

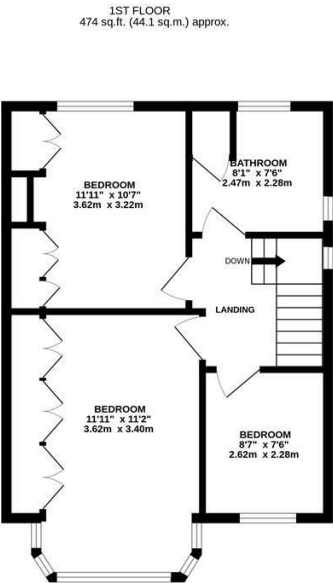
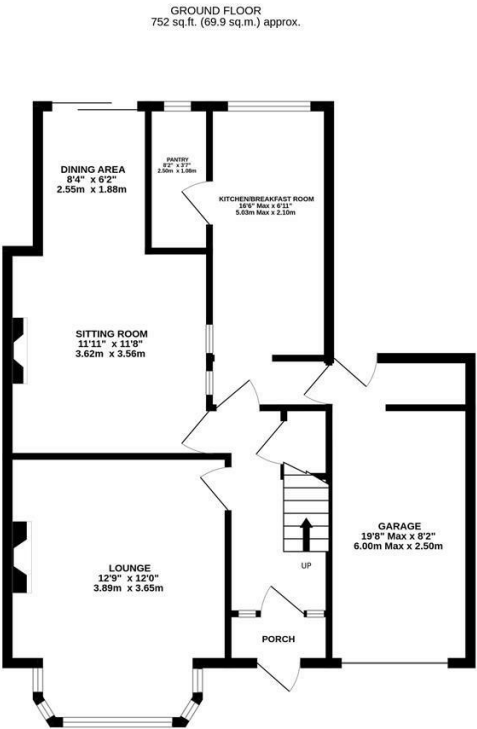
The welcoming entrance hall leads to two distinct reception rooms. The lounge, featuring an attractive bay window enjoys a bright front aspect. To the rear, the extended sitting/dining room provides direct access to the garden via patio doors, ideal for entertaining. The kitchen/breakfast room is fitted with traditional-style wooden wall and base units, offering space for a freestanding cooker and plumbing for a washing machine. A convenient walk-in pantry provides additional storage and space for a fridge/freezer. A door from the kitchen also grants internal access to the garage. The first floor comprises three bedrooms, accessed from a landing illuminated by a side window. Two generously proportioned double bedrooms feature built-in wardrobes. Natural light fills the family bathroom through two obscured double-glazed windows; there is a three-piece suite with an electric shower over the bath and a practical storage cupboard, also housing the boiler, completes the room.

Externally, the low-maintenance rear garden is fully enclosed, creating a secure environment. It features a lawn, a paved patio area and beds boasting an array of mature shrubs. There are also two storage sheds, along with personal access to the garage. Bounded by a low level brick wall the front of the property benefits from a driveway providing off-road parking for multiple vehicles and leading to the single garage. There is also scope, subject to the necessary planning consents, to add additional off road parking spaces as several neighbouring properties have done.





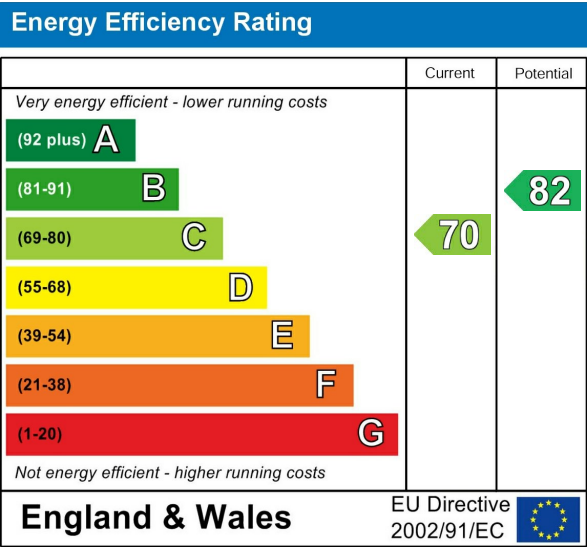
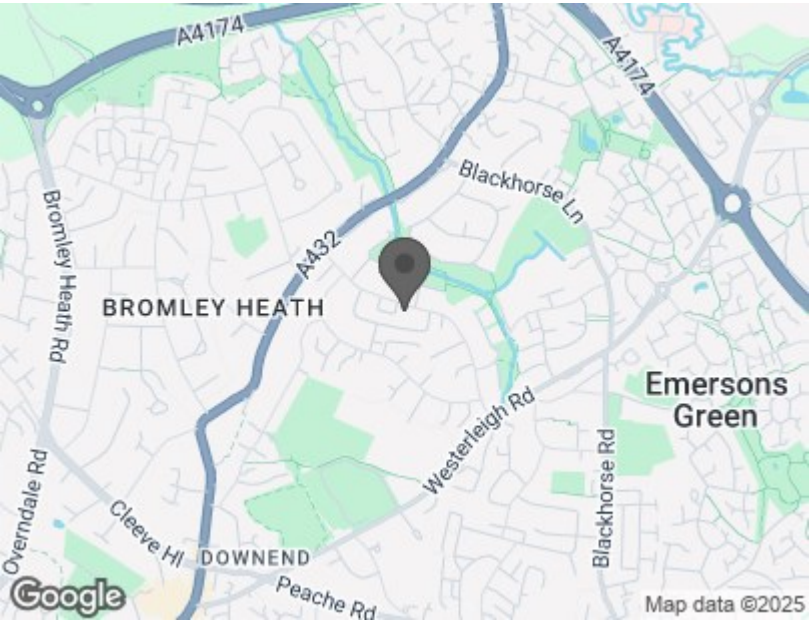
FLOOR PLAN



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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AREA MAP



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