

estate agents **au**ctioneers



336 Canford Lane, Westbury-On-Trym, Bristol, BS9 3PW

£1,295,000



An impressive detached family home in a secluded location.

- 5 Bedrooms
- 3000 Sq Ft
- Open Plan Kitchen
- Detached
- Three bathrooms
- Gas Central Heating
- Private Garden
- Double Garage
- No Chain

#### The Property

Accessed via a private driveway this classic looking detached residence is positioned in a glorious plot surrounded by mature greenery therefore offering complete privacy from the road and neighbouring properties. The internal accommodation ( 3000 sq ft) is spread generously over two floors and offers character filled yet well-proportioned rooms throughout, this demonstrated by the entrance hall with its impressive vaulted ceiling and sweeping staircase complete with full height stained glass window.

The main reception room has been cleverly positioned to take advantage of views over the garden with a large bay window with French doors and two further windows allowing plenty of natural light, further benefits include a gas fire place. A highly practical office can also be found on the ground floor, occupied by an impressive dining area again prospering from a large bay window with French doors complete with direct access to the rear garden. The kitchen area is well proportioned with adequate space for entertaining and comprises matching wall and base units, granite worksurfaces with tiled splash backs, stainless steel sink with mixer tap and a range of integrated appliances. Access to a magnificent double garage is provided via a highly practical utility area, there is also the added benefit of a further office/snug with access to garden.

The first floor consists of 5 bedrooms, all which span around a tremendous landing area, each room offering a slightly different outlook over the garden. Bedroom 1 has the added benefit of tiled ensuite shower room whilst Bedroom 2 & 3 have access to a balcony. A contemporary family sized three piece bathroom suite complete the accommodation. To the outside there is a sweeping paved driveway which provides access to the house, the garden offers a patio and lawn area with a range of flowers, shrubs and mature trees.

#### Location

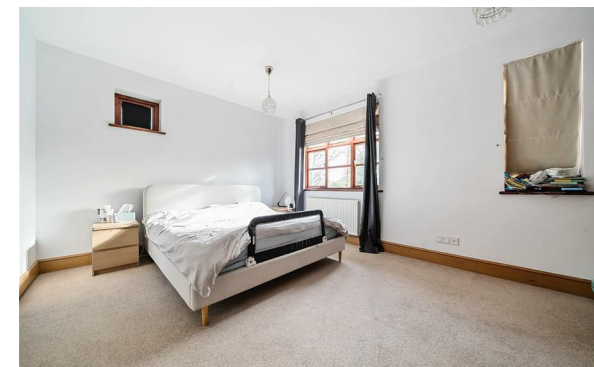
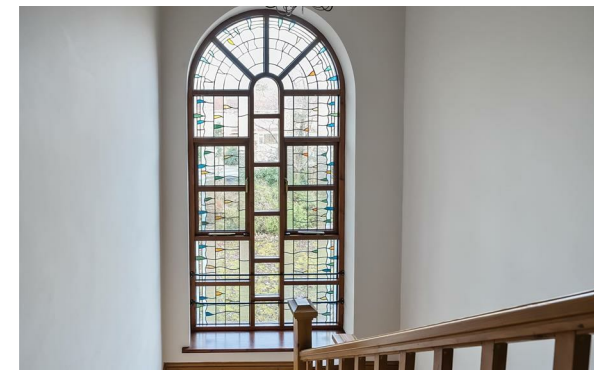
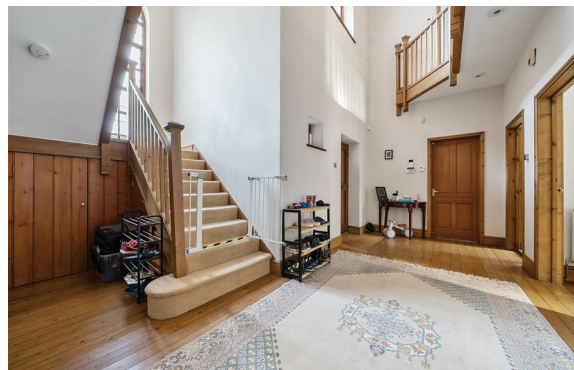
Westbury On Trym is amongst the most sought after locations in the City, offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

#### Other Information

To Follow.

#### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



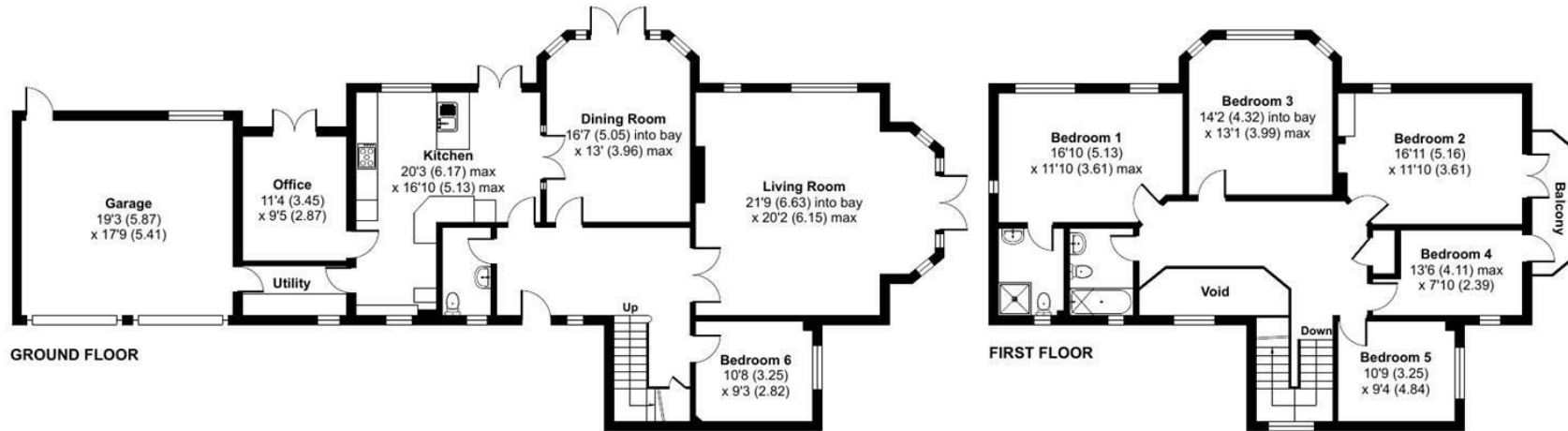
# Canford Lane, Bristol, BS9

Approximate Area = 2595 sq ft / 241 sq m (excludes void)

Garage = 345 sq ft / 32 sq m

Total = 2940 sq ft / 273.1 sq m

For identification only - Not to scale



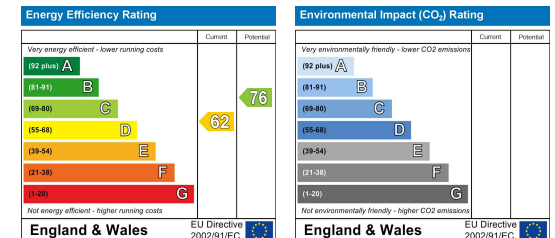
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1081436



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