



7 West Town Drive  
Brislington, Bristol, BS4 5EH  
**Asking Price £485,000**



## 7 West Town Drive

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Matthews Estates are delighted to bring to the market this 1930s, extended semi detached home. Just off the ever popular West Town Lane in Brislington, in a quiet spot nestled between both the A37 Wells Road and A4 Bath Road. With West Town Lane nursery and primary school a stones throw away and both Oasis Academy Brislington and St Brendan's within walking distance.

The city centre and Temple Meads Station are easily accessible via the many close by bus links, including Brislington park and ride a 15 min walk away. Keynsham and Bath are accessed via the A4 Bath Road.

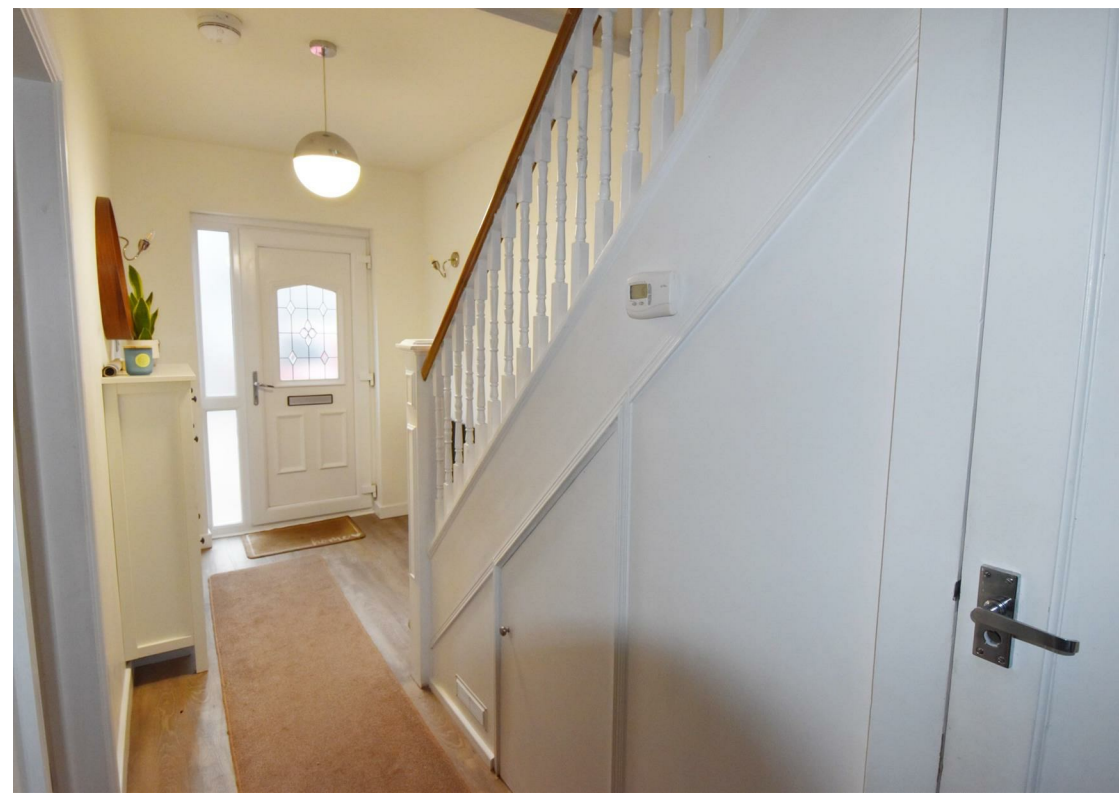
This makes the property ideal for both growing families and professionals alike.

There are local shops and Brislington retail park within walking distance, alongside both the Callington Road nature reserve and Stockwood open spaces.

The property itself briefly comprises of a spacious entrance hallway, bay fronted lounge, with a feature fireplace, snug, a contemporary kitchen diner and a separate utility room to the ground floor. There are 3 good size bedrooms and a modern bathroom to the first floor.

The property further benefits from GCH, an attractive South East facing garden, with both a decked and separate patio area, concrete pattern driveway for up to 3 vehicles, side access to the garden and utility, plus a new roof in December '22

An internal viewing is highly recommend, call to book today.





Hallway  
16'9" x 6'0" (5.12 x 1.85)

Utility  
8'7" x 7'9" (2.64 x 2.37)

Lounge  
14'0" x 13'1" (4.29 x 3.99)

Dining area/Snug  
12'1" x 11'9" (3.70 x 3.60)

Kitchen/Breakfast  
18'3" x 11'2" (5.58 x 3.42)

Landing  
7'9" x 6'11" (2.37 x 2.13)

Bed 1  
14'5" x 11'4" (4.41 x 3.47)

Bed 2  
12'5" x 12'3" (3.81 x 3.75)

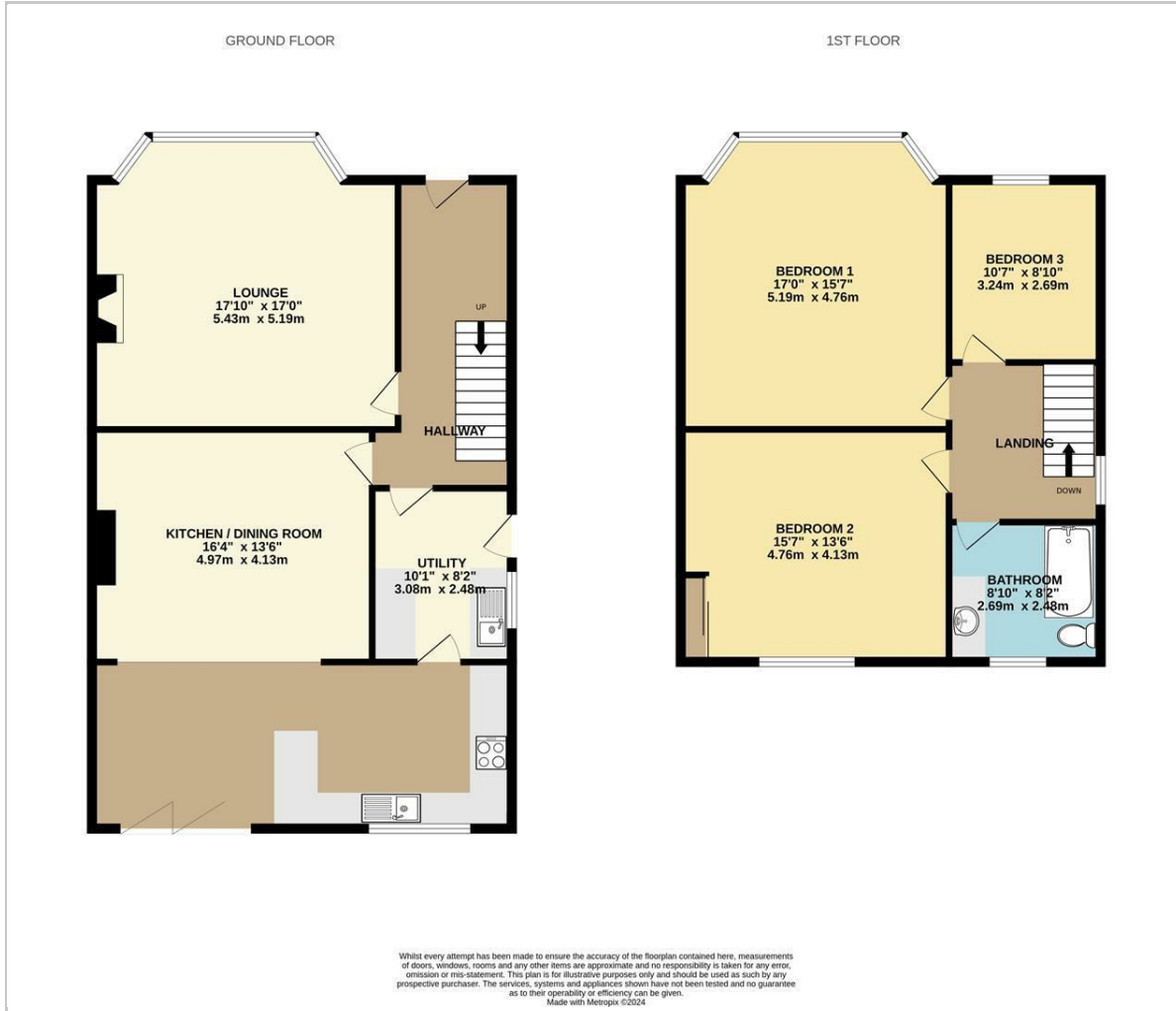
Bed 3  
8'9" x 7'10" (2.67 x 2.39)

Bathroom  
8'5" x 6'9" (2.58 x 2.06)

cloakroom



## Floor Plan



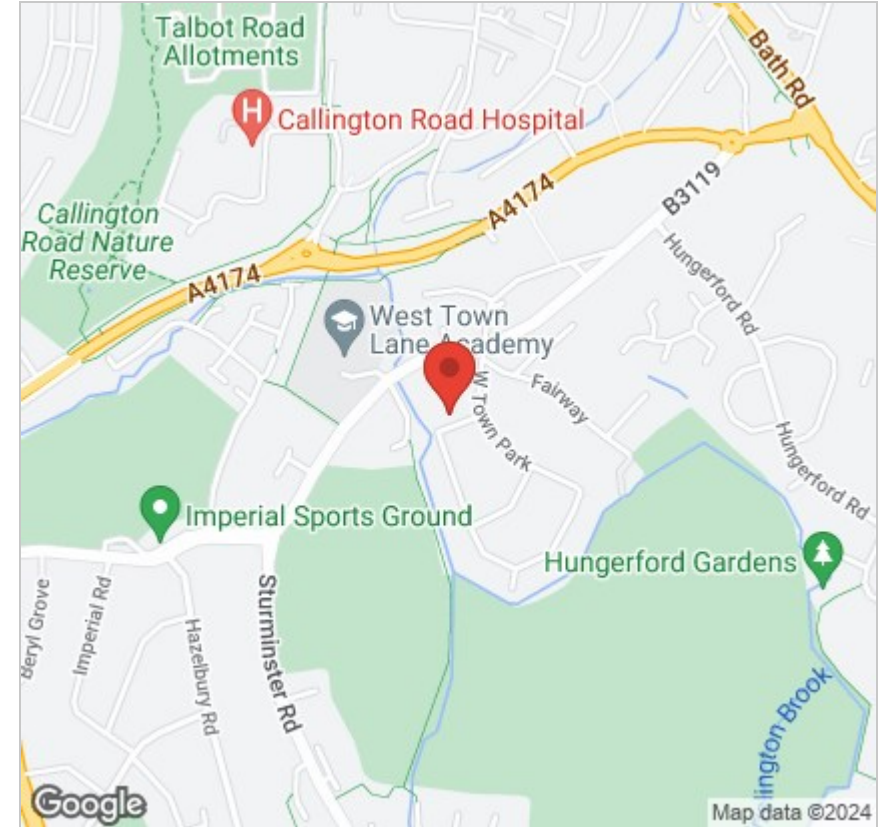
## Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

## Area Map



## Energy Efficiency Graph

