



## 62 Woodleigh Gardens

Whitchurch, Bristol, BS14 9JQ

Asking Price £399,995



Matthews and co are delighted to bring to the sales market this 1930'S semi detached property, set in the heart of Whitchurch with the shops and eateries of the Gilda Parade close to hand. With a bus stop conveniently located nearby on the Wells Road, this home is ideal for anyone who needs regular access Bristol Temple Meads, the City Centre and the South Bristol Countryside. The property is also with walking distance to the local primary and secondary schools nearby.

Situated on a quiet residential street, this attractive property briefly comprises of a bay fronted lounge, second reception room, kitchen/breakfast room and WC to the ground floor Upstairs, there are two great size double bedrooms, with the master featuring a bay window that allows light to flood through. The third good-sized single room is ideal for families or those working from home and a separate wc and bathroom. Outside the property boasts off street parking to the front and a single garage to the rear of the driveway.

A major selling point of this wonderful home is the large east-facing rear garden, adorned with mature plants and trees. The garden features a spacious lawned area, shed, greenhouse and a patio, perfect for enjoying this tranquil setting.

Call today for a viewing.

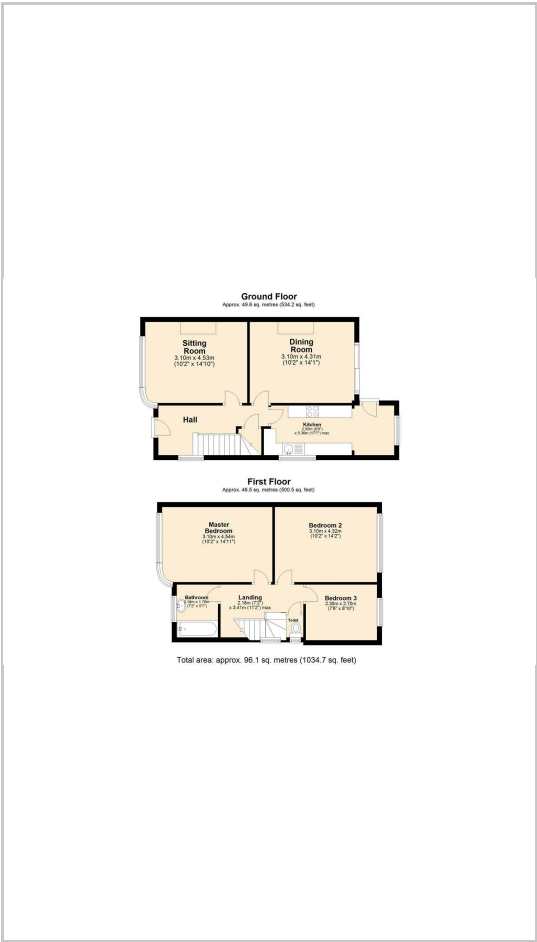


- Hallway 15'7" x 7'2" (4.75m x 2.19m)
- Lounge 14'9" x 10'6" (4.52m x 3.22m)
- Dining Room 14'0" x 10'7" (4.29m x 3.24m)
- Kitchen/Breakfast Room 18'0" x 7'4" (5.51m x 2.25m)
- W.C 4'0" x 2'4" (1.22m x 0.73m)
- Bathroom 7'1" x 5'7" (2.17m x 1.72m)
- Bedroom One 15'4" x 10'8" (4.69m x 3.27m)
- Bedroom Two 14'2" x 10'8" (4.32m x 3.27m)
- Bedroom Three 8'9" x 7'2" (2.68m x 2.19m)
- Front Garden
- Garage
- Rear Garden

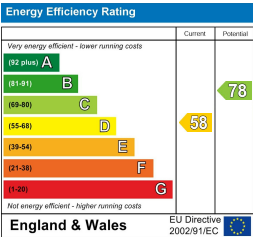
Area Map



Floor Plans



Energy Efficiency Graph



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