



| Elmlea Avenue |

Guide Price £925,000

leese  
& nagle 



# 7 Elmlea Avenue, Westbury On Trym Bristol, BS9 3UX

- Detached Family Home
- Flexible Accommodation
- Great Living Spaces
- Huge Potential
- Off Street Parking
- Tiered Garden with Beautiful Elevated Views

A fantastic family home that offers versatility and exciting potential. Being within catchment of Elmlea and Bristol Free School as well as easy access to several independent schools it is extremely well-positioned.

The property is accessed to the front into the entrance hall. This gives passage to the lounge, kitchen, downstairs WC as well as utility room and the stairwell to the first floor. The lounge offers a dual aspect with window to front and rear, open fireplace with surround, coving and a hard-wearing laminate floor and is open through to the dining room. The kitchen is to the rear and has a window looking onto the garden, wall and base units, sink/drain, space for cooker, integrated dishwasher, space for fridge/freezer and a travertine flooring. The dining room flows from the kitchen and connects with the lounge, as well as providing patio door onto the garden. There is also a separate utility room to the front of the property, which is practical and a great place for white goods and additional storage. a separate guest WC is also to the front of the property.

From the kitchen, there is another hall that leads to the garden and through to the extended part of the house. The rear part of the extension is a lovely, well-proportioned additional living space, with doors out to the garden and skylights, making it an ideal family room. The front part is currently presented as an additional guest bedroom. It is comfortably a double room, with an en suite shower room and walk in wardrobe. Alternately, if wanted, this could also be used as additional living space or even a home office.







To the first floor, the landing gives access to bedrooms and family bathroom. Bedroom 1 is to the front and has windows to the front, space for free standing storage and is carpeted. Bedroom 2 is also a double room with window looking onto the rear garden and is carpeted. Bedrooms 3 and 4 are very similar in size and enjoy the aspect to the rear garden. The family bathroom has an obscured window to front, bath, separate shower, low level WC and wash hand basin.

Outside, to the front, there is off street parking, a good-sized front garden laid to lawn and various shrubs and trees.

To the rear, is a tiered garden. As you make your way up the garden, the views start to get better and better. Initially, from the house, there is a well-proportioned patio area. This leads on to the first area of lawn. Up several steps and you find yourself to another smaller patio area. The steps lead all the way to the top of the garden. This area is elevated with some superb views.

Please note there are active signs of badger activity within the garden which is not uncommon within the area.

Rare to the market, this property offers great scope and potential, subject to the usual permissions. Viewing highly recommended to avoid disappointment.



**Energy Performance Certificate**  
Rating C

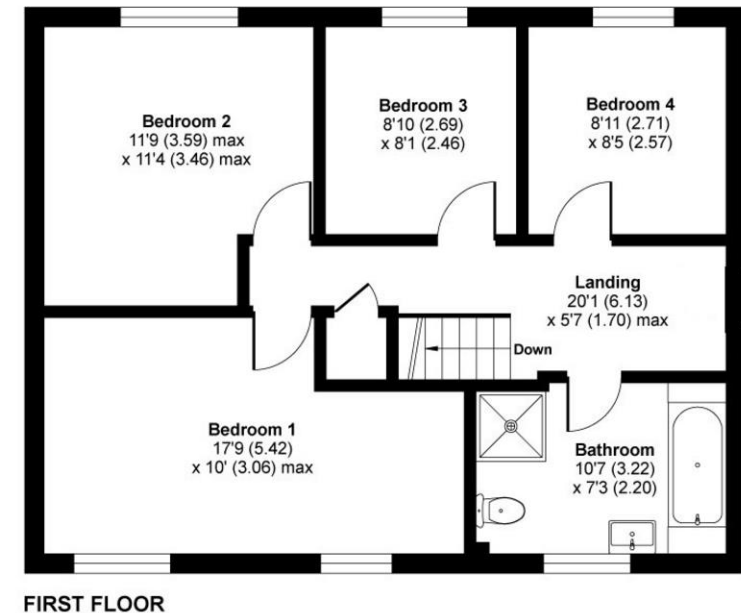
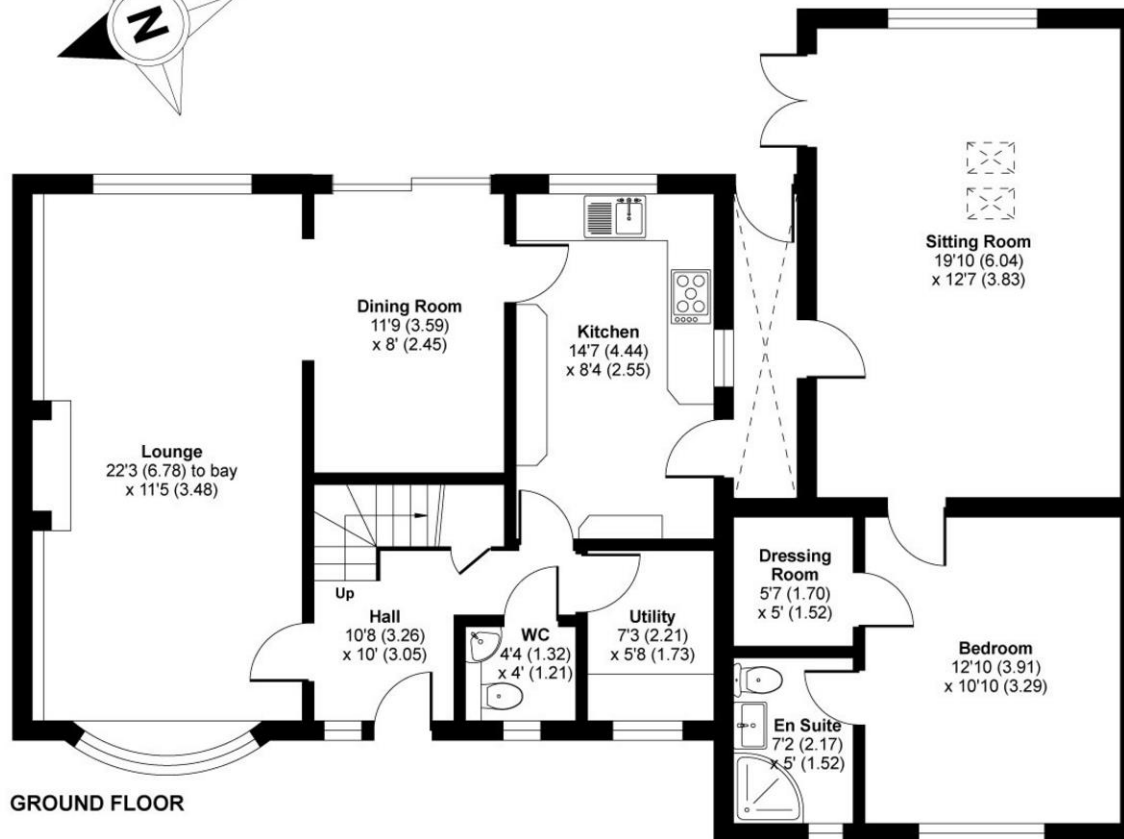
Council Tax Band F



# Elmlea Avenue, Bristol, BS9

Total = 1814 sq ft / 168.5 sq m

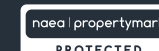
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1256649



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Westbury-on-Trym Office**  
125 Stoke Lane,  
Westbury-on-Trym,  
Bristol, BS9 3RW  
T 0117 962 2299  
wot@leeseandnagle.co.uk  
leeseandnagle.co.uk