



| Abbey Road | Guide Price £825,000

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# 120 Abbey Road, Bristol, BS9 3RB

- 5 Bedrooms
- 1930s
- Semi Detached
- Level Rear Garden
- Off Street Parking and Garage
- Proximity to Local Schools and Canford Park

A fantastic 5 bedroom semi-detached 1930s family home excellently positioned. The property offers ready connection with local schools and amenities, as well as Canford Park, which lies just over the road.

The property is accessed to the front into a welcoming entrance hall, with beautiful lead piped windows and door to front, stairwell to the first floor, stripped wooden floorboards and understairs cupboard, and gives passage to the lounge and kitchen. The lounge is to the front with large bay window, fireplace with surround, shelving into the alcoves and stripped wooden floorboards. The rear of the property has been extended and now offers a great sized kitchen/dining area with window and door to rear, as well as skylights. The kitchen comprises wall and base units, wooden worktops with a tiled splashback, stainless steel sink/drainer, integrated gas hob, built in electric oven, plumbing for dishwasher, space for fridge freezer and a tiled floor. Off the kitchen is a very practical utility/WC with window to side, plumbing for washing machine, WC and internal door to garage, and provides a great area for additional storage. The remaining room to this floor is a great family room with French doors onto level rear garden, picture rail and is carpeted.







To the first floor, there is a split landing that gives passage to the bedrooms and the bathroom/separate WC. The bedrooms enjoy pleasant outlooks and are light and airy. They can offer versatility as bedrooms or for home office spaces, if required. The bathroom has obscured window to rear, bath with electric shower over, low level WC, wash hand basin and cupboard housing tank system.

Outside, to the front there is a low-level wall and then off-street parking for up to 2 cars and access to the garage. The garage has double doors and benefits power and lighting.

To the rear, is a level, enclosed garden that is south-easterly in its orientation. It is mainly laid to lawn with various shrubs and trees and has quite an open outlook up the gardens of Cooper Road. With Canford Park just over the road there are plenty of open green areas for a family to enjoy.

#### **Important Information:**

It is understood that the property is leasehold and has approximately 910 years remaining.

There is a ground rent which is collected to the amount of £3.50, every six months.

Westbury On Trym Church of England Academy - approx. 720m

Elmlea Infants and Juniors School - approx. 900m

E-Act St Ursula's Academy - approx. 910m

Bristol Free School Catchment

Proximity to Independent Schools such as Badminton School and Redmaids' High School

Local Amenities in Westbury Village and Stoke Lane



Energy Performance Certificate  
Rating D



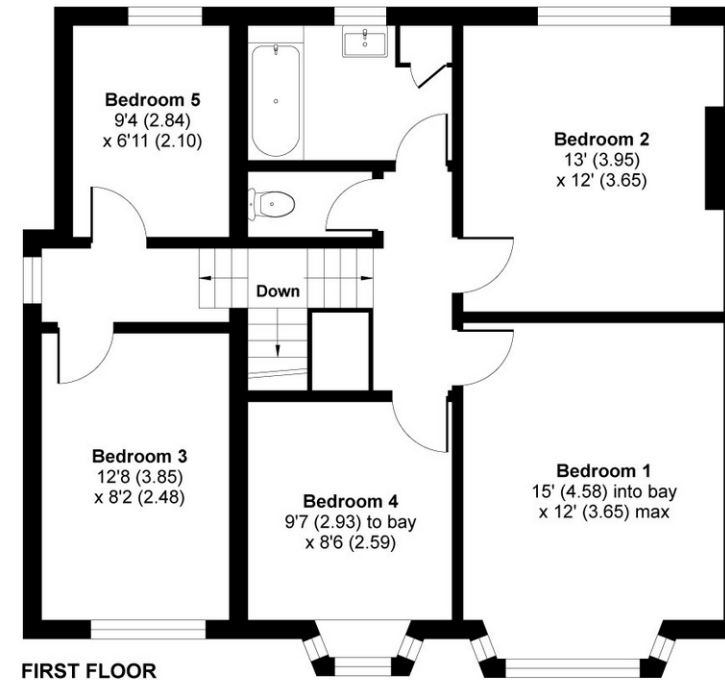
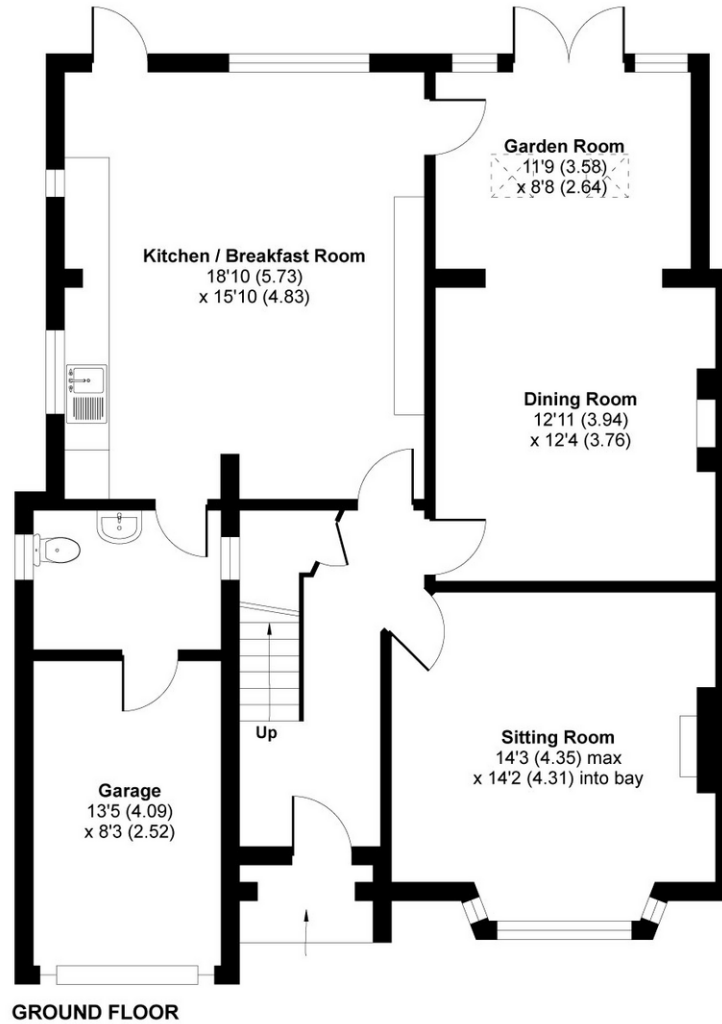
## Abbey Road, Bristol, BS9

Approximate Area = 1736 sq ft / 161.2 sq m

Garage = 111 sq ft / 10.3 sq m

Total = 1847 sq ft / 171.5 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). © n/checom 2025. Produced for Leese & Nagle. REF: 1268150



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.



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