



MAGGS
& ALLEN

1 CORDWELL WALK
WESTBURY-ON-TRYM, BRISTOL, BS10 5BZ
Asking Price £395,000

A light, deceptively-spacious and well-presented three bedroom semi-detached home. Offering a stunning, westerly-facing rear garden, and off-street parking for multiple vehicles.

Ground Floor

Entering into an entrance hall with wood-effect flooring throughout and access to the ground floor accommodation; this in turn leads to a generous lounge with mantelpiece which could have fireplace reinstated; carpeted floors and large window to front.

From the lounge, a door leads into a dining room which holds potential to be opened up into a larger kitchen/diner. The kitchen is fitted with a range of matching wall and base mounted units with work surfaces, and includes an integrated electric oven, gas hob with extractor fan and stainless steel sink with drainer, as well as space for a washing machine and slimline dishwasher. There is also a useful under stairs storage cupboard, and door to the side access and rear garden.

First Floor

A dogleg staircase rises to the first floor landing with large window to side, which in turn provides access to the first floor accommodation and loft hatch. On this floor, there are three generous bedrooms, with the first and second bedrooms benefitting from built-in storage. The third bedroom is an ideal single room or office, with window overlooking Cordwell Walk. Towards the other end of the landing, is a beautifully fitted, four piece modern bathroom suite comprising toilet, sink with vanity unit, large bath and corner shower cubicle with mains mixer shower over.

Externally

The property sits within a generous plot, with a large, block paved driveway to the front offering off-road parking for 3+ vehicles. Also to the front, there are two sizeable areas of lawn offering tremendous potential.

To the rear, and perhaps one of the property's best features, is a large, westerly-facing rear garden which is primarily laid to lawn with a patio area and concrete path splitting the grass. To the side of the house, is a useful workshop/storage room plus an outside WC.

Location

Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years. Named after the River Trym running through it, with a strong community feel, centred around The Holy Trinity Church. At the heart of the village is a war memorial where the three main shopping streets converge. The village boasts a good selection of local independent shops as well as cafes, banks, restaurants and family friendly pubs.

The village is ideally suited to the needs of growing families offering excellent local schools including Westbury-on-Trym Church of England Academy, Elmlea Infant School, Elmlea Junior School and Bristol Free School. The jewel in its crown has to be the ever-popular Canford Park - a family friendly recreational space with playground, tennis courts, football pitches and a bowling green.

Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.

Schools

Horfield Church of England Primary School - Distance: 0.1 miles

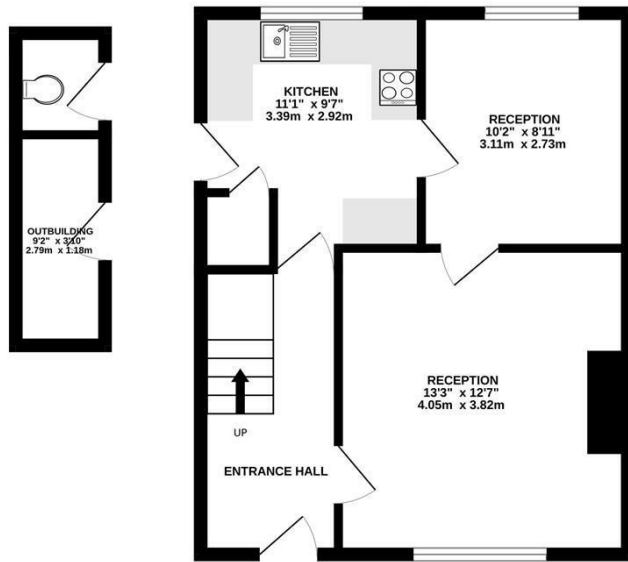
St Teresa's Catholic Primary School - Distance: 0.58 miles

Orchard School Bristol - Distance: 0.72 miles

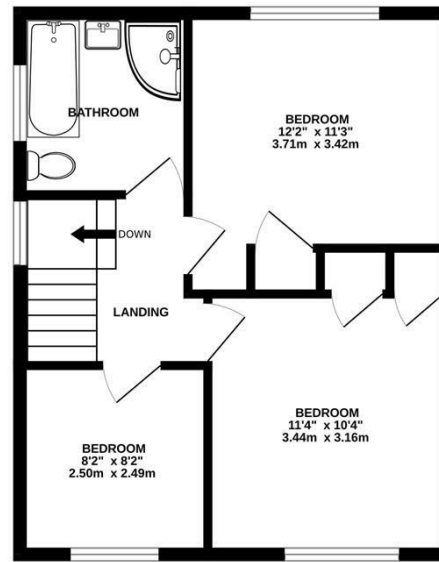
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three bedroom, semi-detached house on a fantastic plot
- Generous, westerly-facing gardens
- Light and spacious accommodation
- Modern four-piece bathroom suite
- Driveway and gardens to front
- Brick-built outdoor workshop & WC
- Popular location close to amenities

Guide Price: £395,000

Tenure: Freehold

Council Tax Band: B

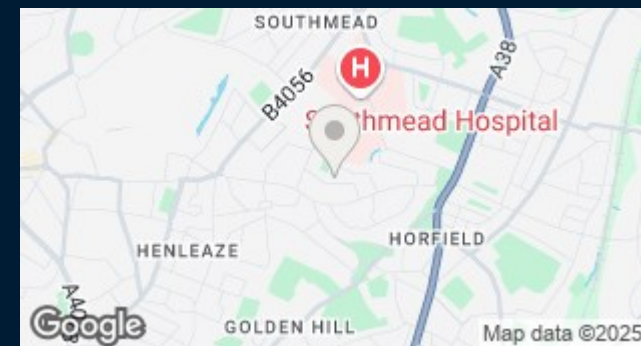
EPC Rating: C

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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