



MAGGS
& ALLEN

6 WALTON RISE
WESTBURY-ON-TRYM, BRISTOL, BS9 3EW
£515,000

Located in a quiet cul-de-sac close to the centre of Westbury-on-Trym and offering tremendous elevated views, comes this lovely three-bedroom semi-detached property.

Summary

Double uPVC doors open into a useful entrance porch, with a further door leading through to the entrance hall - which benefits from wood effect flooring throughout, under-stairs storage and a window to the side elevation. The sitting room is a beautiful, bay-fronted living space featuring a pretty fireplace, picture rails and stunning views across Westbury-on-Trym and beyond. Towards the rear of the house, you will find a second reception room which is currently utilised as a dining room, with French doors opening onto the rear garden.

The kitchen is open to the second reception, and comprises a range of wall and base mounted units with work surfaces and a window overlooking the garden. Integrated appliances include an electric oven, gas hob with extractor and stainless steel sink with drainer. Further space is available for a washing machine, as well as an additional appliance.

From the kitchen, a sliding door opens to a lean-to utility space, offering useful storage space and access to the rear garden.

Upstairs, the landing offers built-in storage, and in turn provides access to three generous bedrooms, comprising two spacious doubles and a large single, with bedrooms 2 & 3 benefiting from beautiful, elevated vistas across rural Bristol. The bathroom encompasses a modern suite of bath with shower over, sink with vanity unit and toilet.

Externally, steps lead from Walton Rise to the front of property, which features a front garden area and side access to the rear garden - which is primarily laid to lawn with a range of mature shrubs and trees to the borders offering a leafy backdrop.

Schools

Westbury-On-Trym Church of England Academy - Distance: 0.06 miles

Redmaids' High School - Distance: 0.33 miles

Bristol Free School - Distance: 0.46 miles

E-Act St Ursula's Academy - Distance: 0.54 miles

Location

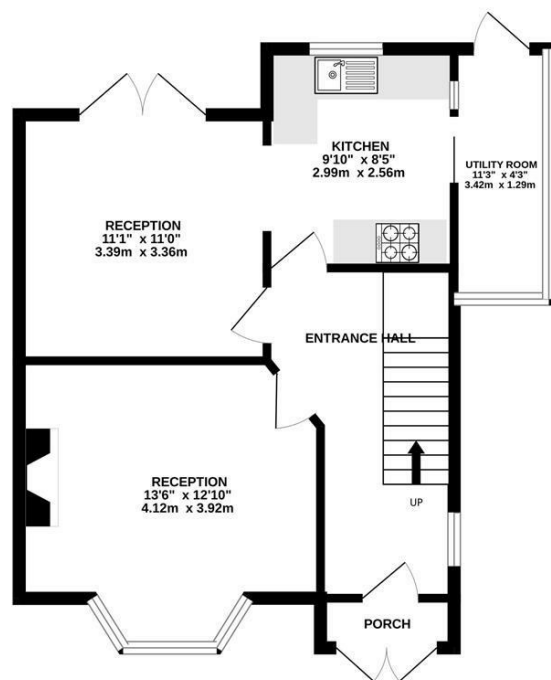
Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years. Named after the River Trym running through it, with a strong community feel, centred around The Holy Trinity Church. At the heart of the village is a war memorial where the three main shopping streets 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.

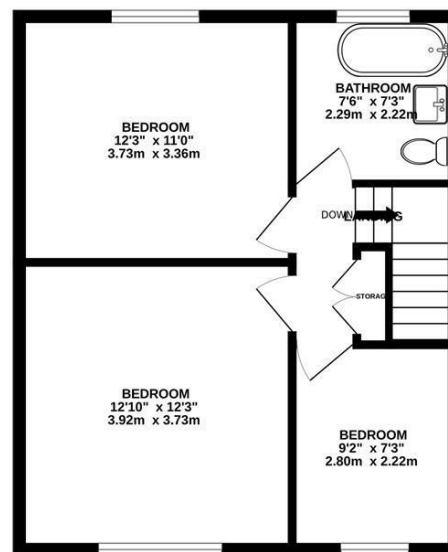
Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.



GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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, 1930s family home
- Two reception rooms
- Private rear garden with side access
- Kitchen with lean-to utility extension
- Modern family bathroom
- Elevated position, offering stunning views
- Prime spot close to Westbury-on-Trym village

Guide Price: £515,000

Tenure: Freehold

Council Tax Band: D

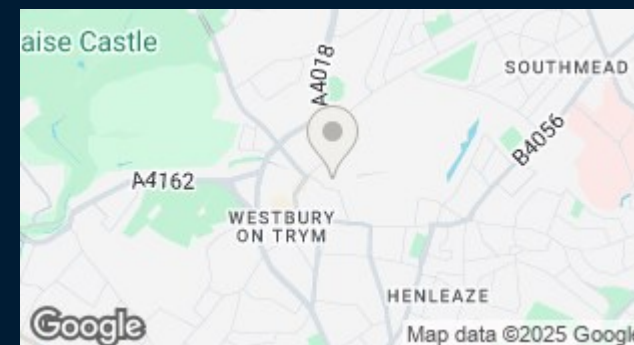
EPC Rating: D

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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