



MAGGS
& ALLEN

3 CHERINGTON ROAD
WESTBURY-ON-TRYM, BRISTOL, BS10 5BH
£575,000

A well-balanced three-bedroom semi-detached property with garage, off-street parking and a sizeable mature rear garden. Offered to the market with no onward chain.

Ground Floor

The ground floor boasts a well-balanced layout, providing the opportunity for two/three reception rooms and a separate kitchen/breakfast room.

Entering the property, you are welcomed by a pleasing entrance hallway retaining the original staircase with under-stairs storage. From here is access to both reception rooms and the kitchen-breakfast room.

The dining room is located to the front of the property, and retains the original picture rails, coving, and architrave. Adjacent, the lounge is a good size flooded with natural light, and opens via glazed sliding doors into the conservatory.

The kitchen-breakfast room is fitted with a range of base and wall-mounted units, with cream doors, granite effect worktops, tiled splashbacks and integrated gas hob and oven. To the far end of the room is space for a small breakfast table and chairs.

Completing the ground floor is a convenient cloak room.

First Floor

The first floor comprises three bedrooms and the family bathroom, accessed from a well-lit landing with side aspect window. All rooms are fitted with uPVC double glazed windows.

Bedrooms 1 and 2 are comparable in size, both being comfortable double bedrooms, while Bedroom 3 is a generous single room that would serve ideally as a cot room or home office.

The bathroom is fitted with a four piece suite comprised of a bath, separate shower enclosure, basin and WC. An airing cupboard completes this room.

Externally

The rear garden is a real highlight of the property, measuring approximately 30 metres in length, ensuring a sunny aspect through the day. It is divided between a patio accessible from both the kitchen and conservatory, and a lawn that extends to the rear boundary.

The garden features a huge variety of mature shrubs and trees, lovingly curated over a number of years by the owner and a wonderful space for a new custodian of the property to enjoy.

The garage is located at the end of the driveway and is powered. The garden shed adjacent provides further storage options.

To the front of the property is a low maintenance front garden laid with patio slabs and featuring an array of shrubs.



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. 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 popular with 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: 0.2 miles

Henleaze Junior School - Distance: 0.65 miles

Redmaids' High School - Distance: 0.66 miles

Westbury-On-Trym Church of England Academy - Distance: 0.67 miles

Vendors' Comments

"This was the first house completed in the street. It was purchased new by my Grandfather and Grandmother on their marriage in 1929. My mother was born here and grew up here, as was her sister, and it has been in family ownership ever since.

On the passing of my Grandfather in 1966, my parents, brother and I moved in to look after my grandmother - with my sister and little brother we became 7 living in the house - and we all attended the local schools.

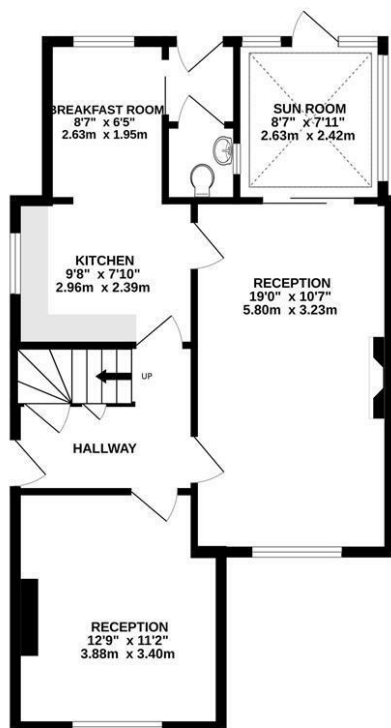
My mother has now moved closer to my sister and we would like another family to have the opportunity to make this house their home."



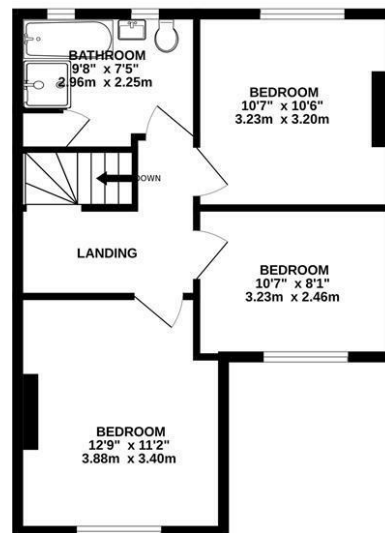
GARAGE
199 sq.ft. (18.5 sq.m.) approx.



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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
- Garage
- Driveway parking
- Mature, sizeable rear garden
- A quiet yet conveniently positioned road
- In need of modernisation
- A well-balanced layout with scope to extend further subject to permissions
- Offered to the market with no onward chain

Guide Price: £575,000

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.

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