MAGGS & ALLEN

1 DELVIN ROAD

WESTBURY-ON-TRYM, BRISTOL, BS10 5EJ

Guide Price £500,000

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A stunning example of a three-bedroom, 1930s family home located on a popular road close to Henleaze Swimming Lake. Presented in great condition throughout, the property boasts generous bedrooms, two reception rooms, an extended kitchen, a large south-westerly facing garden, garage and off-street parking.

Ground Floor

Double uPVC doors open into an entrance vestibule, which in turn provides access to the entrance hall via an original, stained-glass front door. Boasting wood-effect flooring throughout, the entrance hall provides access to the staircase, understairs storage, and the principal ground floor rooms.

Adjacent to the entrance hall is a bright, bay-fronted sitting room featuring a wood burning stove provides a pleasant living space. Double doors give way to the second reception room, which is currently utilised as a dining space with a large window overlooking the rear garden.

From here, an internal door opens to an extended galley kitchen comprising a range of base and wall-mounted units with shaker style fronts, solid wood worktops and a breakfast bar. Integrated appliances include an electric oven and grill, gas hob with extractor, dishwasher, washing machine and fridge/freezer. An external door provides level access to the rear garden.

First Floor

Ascending to the first floor, you will find three generous bedrooms and a family bathroom.

The main bedroom sits at the front of the house, and boasts neutral décor a large bay window. The second bedroom is a similarly-sized double, whilst Bedroom 3 is a generous single, making for an ideal nursery or home office.

Completing the first floor accommodation is a fully tiled family bathroom, encompassing a toilet, sink and bath with shower over.

Externally

From Delvin Road, an iron gate gives way to a pretty front courtyard with a mature hedgerow acting as a natural screen from the road. A side access gate opens to the rear garden.

Perhaps one of this property's best features is it's sizeable, south-westerly facing rear garden. Enjoying full sun throughout the day, the space is primarily laid to lawn with mature borders and a patio area.

A gate at the end of the garden provides access to a large single garage, as well as a block-paved driveway providing off-street parking for two cars.

Location

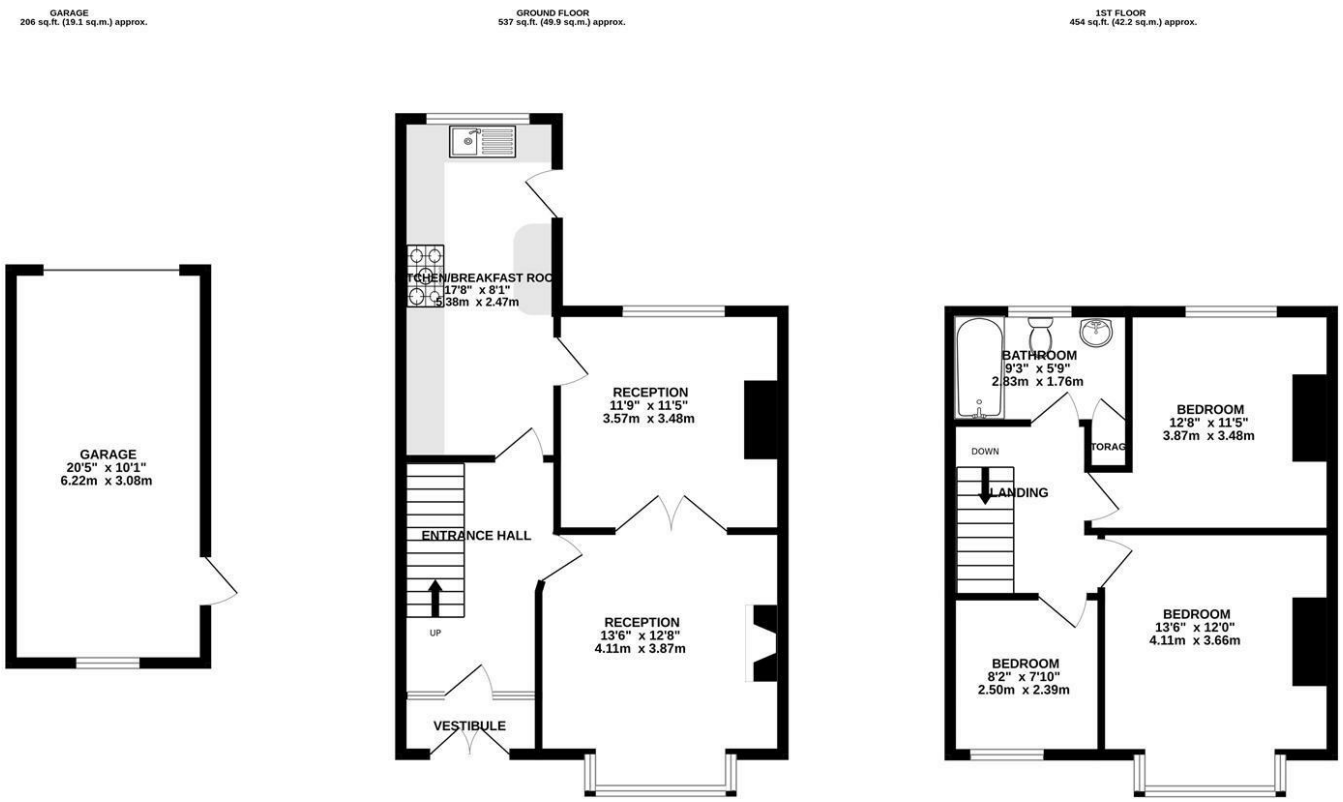
Nearby Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years, named after the River Trym running through it. At the heart of the village is a war memorial where the three main shopping streets converge. The village boasts a good selection of local independent 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 CofE Primary School - 0.3 miles
Badocks Wood E-Act Academy - 0.4 miles
Westbury-on-Trym CofE Academy - 0.59 miles
Bristol Free School - 0.64 miles



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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- A well-presented, three bedroom end terraced home
- Two reception rooms, plus an extended galley kitchen
- Generous bedrooms
- Modern kitchen and bathroom
- Sizeable, south-westerly facing rear garden
- Large garage and driveway providing off-street parking for two cars
- Located on a quiet, popular road close to Henleaze Swimming Lake, Henleaze Road, schools and amenities

Guide Price: £500,000

Tenure: Freehold

Council Tax Band: C

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.

MAGGS & ALLEN

love
CHANEL

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