



Reedley Road, Bristol, BS9

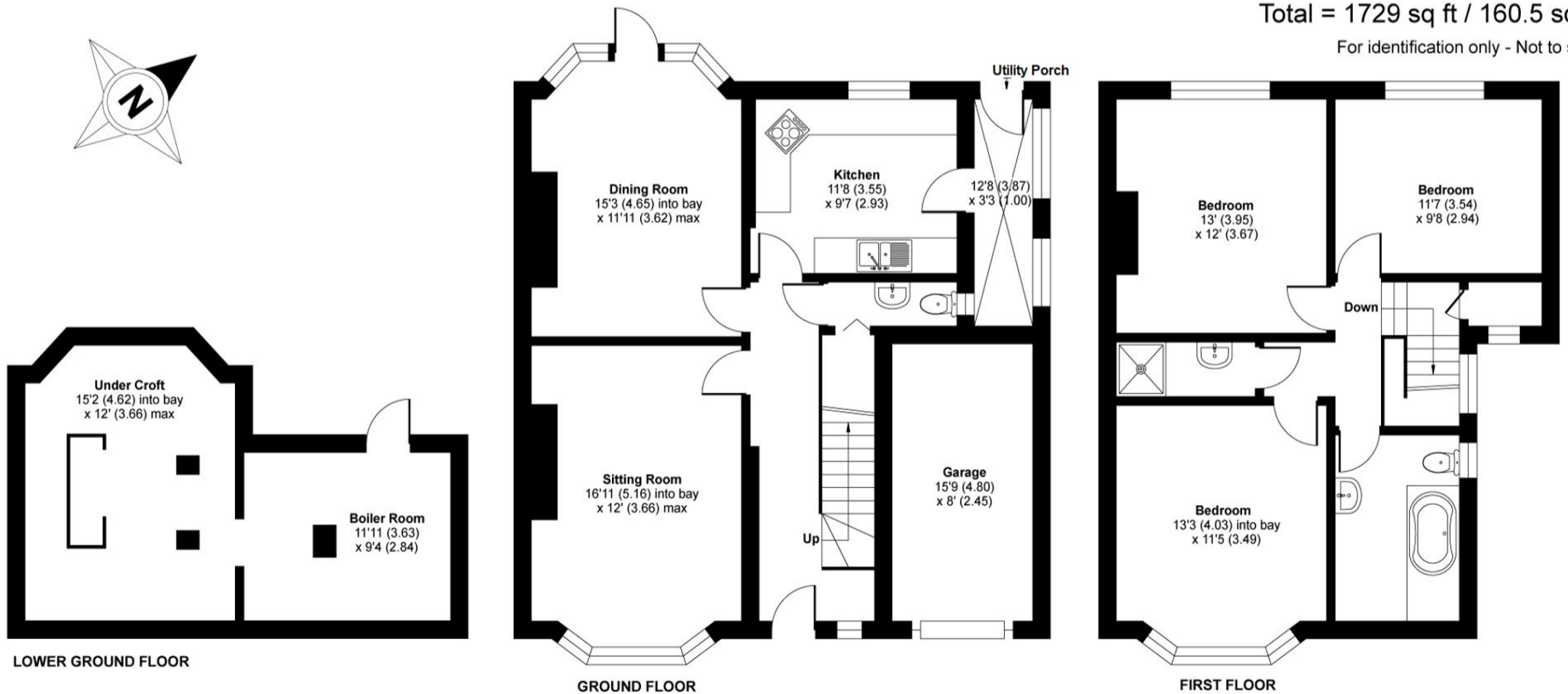
Approximate Area = 1323 sq ft / 122.9 sq m

Under Croft = 285 sq ft / 26.4 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1729 sq ft / 160.5 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). © nichecom 2026. Produced for Leese & Gordon. REF:1440996

10 Reedley Road, Westbury on Trym, Bristol, BS9 3ST

- 3 Bedrooms
- Semi Detached
- 1930s
- Beautiful Rear Garden
- Off Street Parking and Garage
- Proximity to Elmlea School and Bristol Free School

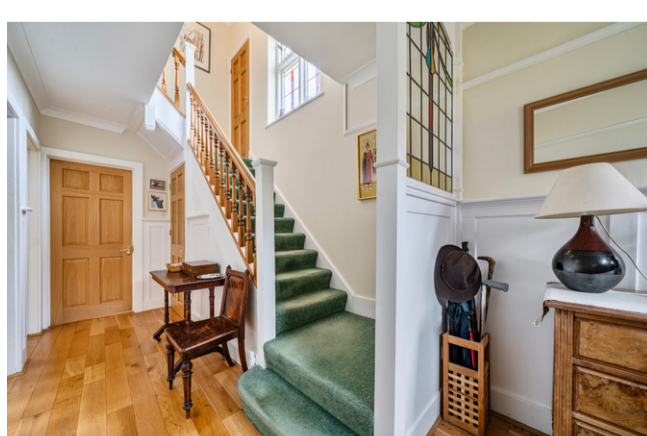
A fantastic 3 bedroom semi-detached 1930s family home, ideally positioned close to local shops, schools, and the wider community. The property offers generous living space, 3 well-proportioned bedrooms, a family bathroom, and an additional shower room. Externally, there is a driveway, garage, and a beautifully maintained rear garden that enjoys afternoon and evening sun.

The property is entered via a welcoming and spacious entrance hall, featuring a number of attractive original details including wooden paneling, an internal stained-glass feature window, picture rails and coving. The hall is finished with durable wooden flooring and provides access to the reception rooms, kitchen, and downstairs WC with understairs storage.

To the front of the house, the lounge benefits from a bay window and features an ornate fireplace with surround, as well as picture rails and coving. This room is comfortably carpeted. To the rear, the second reception room—currently used as a dining room—enjoys views over the garden and direct access outside. It also features picture rails, coving, and hard-wearing wooden flooring.

The kitchen is located at the rear of the property and includes a range of wall and base units, worktops with tiled splashback, a stainless steel sink and drainer, integrated gas hob with cooker hood, electric oven, space for a fridge/freezer, and plumbing for a washing machine. A door leads to the utility porch to side, which provides useful additional storage and access to the rear garden.

Upstairs, the split-level landing leads to all bedrooms, the family bathroom, a separate shower room, and a large storage cupboard.



Bedroom 1 is positioned at the front and features a bay window, built-in wardrobes, picture rails, coving, and carpeting. Bedroom 2, located at the rear, enjoys an elevated outlook over the garden and neighbouring allotments, offering a particularly pleasant view. Bedroom 3 also overlooks the garden and is a generously sized third bedroom, ideal for a child's room or home office.

The family bathroom is situated at the front and includes a bath, low-level WC, wash hand basin, heated towel rail, and lino flooring, along with an obscured side window. The additional shower room, accessed from the landing, features a shower cubicle, wash hand basin with vanity unit, and partial tiling.

Externally, the front of the property is enclosed by a low-level brick wall and offers a brick-paved driveway, alongside a small green frontage with established shrubs. The garage, accessed via a recently fitted electric up-and-over door, measures approximately 15'9" x 8'.

To the rear is a beautifully established garden. Steps lead down from the house to a large patio area—ideal for outdoor dining and entertaining in the afternoon and evening sun. Beyond this, the majority of the garden is laid to lawn, complemented by mature shrubs, trees, and several fruit trees, all carefully maintained by the current owners. There is also a watertight metal shed towards the end of the garden.

Additional features include an undercroft area, providing access beneath the house and to the boiler, as well as useful storage space.

Properties along this road and in the immediate area have been successfully extended (subject to the usual planning permissions), offering excellent potential for further development.

A superb family home. Viewing highly recommended to avoid disappointment.

Energy Performance Certificate: Rating : C
Council Tax: Band: E