



Westbury on Trym

Guide Price £625,000

**LEESE &
GORDON**
Independent Estate Agents

59 Canford Lane, Westbury on Trym, Bristol, BS9 3NX

- 4 Bedrooms
- End of Terrace
- Great Living Spaces
- Opposite Canford Park
- Close to Local Schools
- Garage and Rear Garden

A fantastic 4 bedroom end-of-terrace family home, enjoying a beautiful outlook over Canford Park, and conveniently located close to Westbury village and a range of well-regarded local schools. The property offers generous living accommodation throughout, along with a garage, and a private garden, making it well suited to a wide range of buyers.

The property is accessed from the front via an entrance porch, which leads into a welcoming entrance hall with varnished original wooden flooring. From here, there is access to the reception rooms, kitchen, and stairwell to the first floor, with useful storage beneath. The main lounge is positioned at the front of the house and features a bay window with views across Canford Park, an open fireplace with surround, picture rail, and carpeting. Folding doors connect this room to the rear reception room, allowing the space to be opened up or separated as desired.

The kitchen is located to the rear and benefits from windows to both the side and rear aspects. It is fitted with a range of wall and base units, tiled splashbacks, induction hob, electric oven with built-in oven and grill, stainless steel sink with drainer, and wooden flooring. There is plumbing for a washing machine, along with space for a tumble dryer and integrated dishwasher and fridge/freezer. The central reception room is a versatile space that could be used as a dining room, family room, or snug, and features a decorative fireplace with surround, picture rail, wooden floorboards, and doors and windows leading into the conservatory.

To the rear of the property is a well-proportioned conservatory of part brick and part UPVC construction. Light and airy in feel, it provides access to the kitchen and central reception room, a door to the side, French doors opening onto the rear garden, a downstairs WC, and durable laminate flooring.





On the first floor, the landing gives access to three bedrooms, the family bathroom, and the stairwell leading to the second floor. The front bedroom is a spacious double with a large window overlooking Canford Park, built-in cupboards, picture rail, and carpeting. The rear bedroom is of a similar size, also featuring a built-in cupboard, picture rail, carpeting, and views over the garden. The third bedroom on this floor is a good-sized single, ideal as a study or nursery, with a front-facing window, picture rail, and carpeting. The family bathroom is located to the rear and comprises a bath with shower over, low-level WC, wash hand basin, heated towel rail, and full tiling, with an obscured window providing natural light.

The second floor hosts a further double bedroom with skylights to both the front and rear, carpeted flooring, and useful storage within the eaves.

Externally, the front of the property features a low-level wall and a low-maintenance patio garden with raised beds. To the side, there is an area laid to tarmac providing access to the semi-detached garage, which benefits from an up-and-over door, lighting, a skylight, and a side window. The neighbouring property (no 61) has a right of access over the driveway for their side access and garage.

To the rear, there is a garden that is mainly laid to lawn with a selection of shrubs and trees. There is a patio with pergola that enjoys sunshine during the day as well as useful side access.

A fantastic family home that is not to be missed. Viewing highly advised.



Energy Performance Certificate: Rating D
Council Tax: Band D

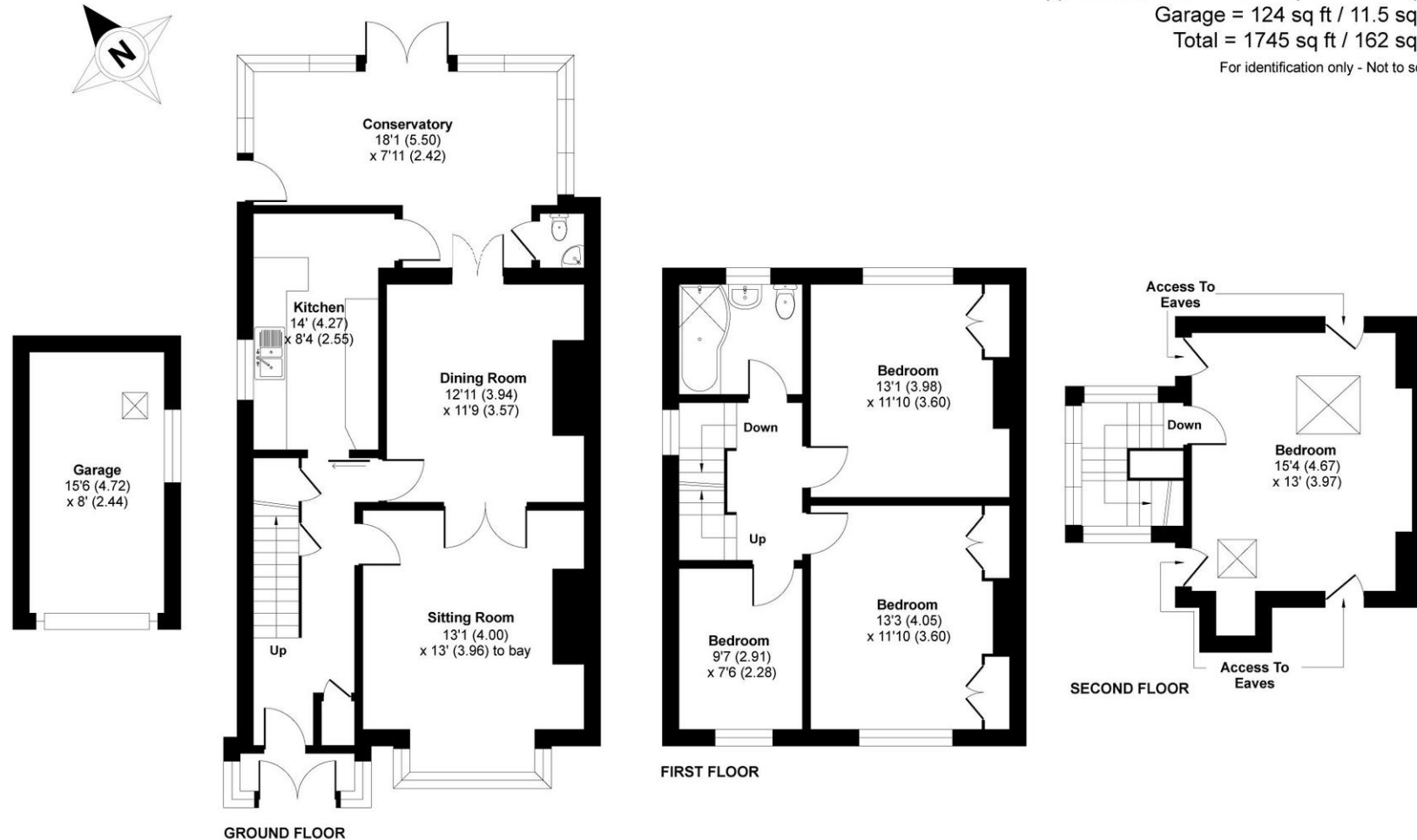
Canford Lane, Bristol, BS9

Approximate Area = 1621 sq ft / 150.5 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1745 sq ft / 162 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 & Nagle. REF: 1407143



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