



138 LAKE ROAD

WESTBURY ON TRYM
BS10 5JQ

138 LAKE ROAD

WESTBURY ON TRYM BS10 5JQ

LOCATION

Ideally located within easy reach of the beautiful Badock's Wood, Henleaze Lake, and Southmead Hospital, the property also enjoys convenient access to the excellent shops, cafés and amenities of both Henleaze and Westbury-on-Trym. Highly regarded schools are nearby, while excellent transport links provide straightforward access to Bristol city centre and the M4 and M5 motorway networks.

ACCOMMODATION

Please see the floorplan for room measurements.

GROUND FLOOR

The heart of the home is the impressive open-plan kitchen, dining and family room, designed to provide the perfect space for both everyday family life and entertaining. Flooded with natural light, this stunning space seamlessly opens onto the beautifully maintained rear garden through wide glazed doors, creating an effortless connection between the indoors and outdoors. The stylish kitchen is complemented by generous dining and living areas, making it an ideal social hub.

To the front of the property, a welcoming living room provides a cosy retreat, while a convenient downstairs cloakroom/WC completes the ground floor accommodation.

FIRST FLOOR

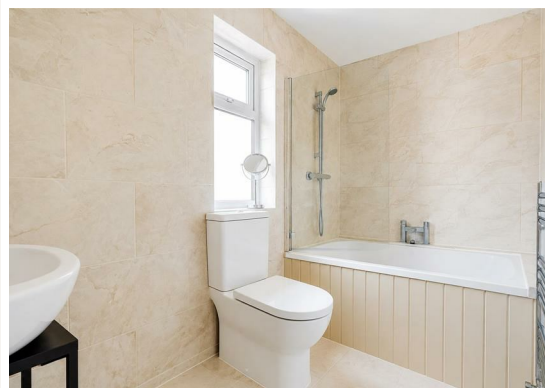
Upstairs, the property offers three well-proportioned bedrooms, all thoughtfully presented, together with a modern family bathroom.

OUTSIDE

Outside, the delightful rear garden has been carefully designed to offer a wonderful setting for families and entertaining alike. A standout feature is the detached garden office, providing an ideal space for those working from home, running a business, or seeking a versatile studio, gym or hobby room.

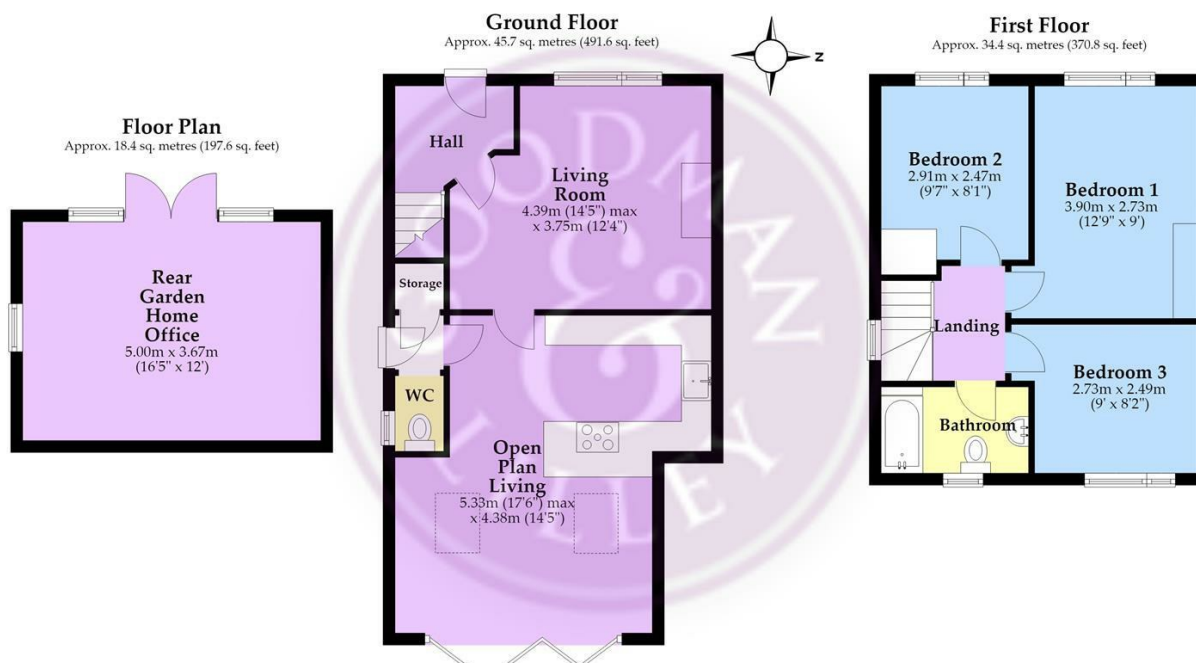
Further benefits include gas central heating, UPVC double glazing throughout and a brick paved driveway providing off-street parking.







GOODMAN & LILLEY



GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

SHIREHAMPTON

9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

PORTISHEAD

Rembrandt House
36 High Street
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

LETTINGS

01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

CLEVEDON

28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

LAND & NEW HOMES

0117 213 0151
LNH@GOODMANLILLEY.CO.UK

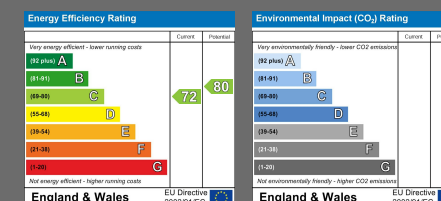
3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL 1060.00 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - B

- Beautifully extended three-bedroom family home on the highly sought-after Lake Road
- Detached garden office, ideal for home working, a gym, studio or versatile additional living space.
- Driveway providing off-street parking

- Stunning open-plan kitchen, dining and family room
- Ideally located close to Henleaze Lake, excellent local schools, shops and cafés
- Downstairs cloakroom/WC



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm