



MAGGS  
& ALLEN

29 KELSTON ROAD  
WESTBURY ON TRYM, BRISTOL, BS10 5ES  
£400,000

A beautifully-presented, 1930s family home located on a quiet, popular cul-de-sac within Westbury-on-Trym. Offering three generous bedrooms, high quality fittings, a sunny rear garden and a double garage.

### Ground Floor

The front door opens to a bright entrance hall, with wood-effect flooring throughout and a staircase rising to the first floor landing.

Situated at the front of the property is a light-filled, spacious sitting room with a large double-glazed bay window to front, wood-effect flooring and a chimney breast with an attractive tiled alcove and a solid wood mantelpiece.

Adjacent sits a large, open-plan kitchen/diner with French doors providing level access to the rear garden. The kitchen itself comprises a range of farmhouse-style base and wall-mounted units with solid wood worktops, including a range of integrated appliances such as; an electric oven, five-ring gas hob with extractor fan, microwave and sink. Further space is available for a free-standing fridge/freezer and dishwasher. Access is also available to a large understairs cupboard, currently utilised as a pantry by the current owners.

Off the kitchen/diner, you will find a modern, three-piece bathroom with a utility area providing space for a washing machine and tumble-dryer. The bathroom encompasses a white suite of toilet, sink and bath with shower over. A skylight ensures the space is bathed in light throughout the day.

### First Floor

On the first floor, you will find three well-sized bedrooms and a WC.

The main bedroom is a sizeable double, with a range of fitted wardrobes and a large window providing pleasant views of the locality. Access is available to an en suite WC, comprising a toilet and sink.

Bedrooms 2 & 3 are located at the rear of the property, and benefit from neutral décor and generous proportions.

### Externally

From Kelston Road, an iron gate gives way to a pleasant front courtyard, which is home to an array of attractive shrubs and plants.

The rear garden is a private, low maintenance space; primarily laid to artificial turf with a recently-fitted decking at the top of the garden, providing a fantastic space for entertaining and enjoying the sun.

A door opens from the decking into a large double garage, with light, power, and a motorised up-and-over door to the rear. A vehicular access lane runs behind the garage, allowing for the space to be used for off-street parking.



## Location

Kelston Road itself is a quiet, attractive road close to well-regarded schools and green spaces including Horfield Common and Old Quarry Park. The property is conveniently situated within a short distance of Henleaze Road, Westbury Village and Gloucester Road - offering a fantastic range of independent shops, cafe's, restaurants and amenities.

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, with a strong community feel, centred around The Holy Trinity Church. 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.

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 - 0.14 miles

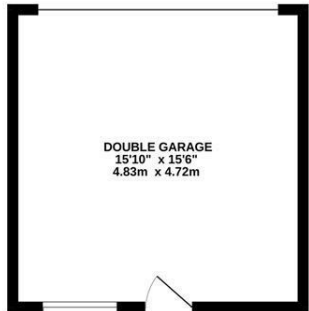
Badocks Wood E-Act Academy - 0.56 miles

Orchard School - 0.76 miles

Bristol Free School - 0.8 miles



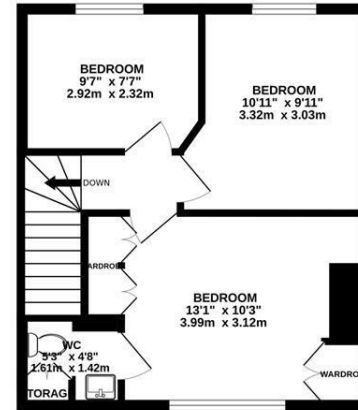
**DOUBLE GARAGE**  
245 sq.ft. (22.8 sq.m.) approx.



**GROUND FLOOR**  
458 sq.ft. (42.5 sq.m.) approx.



**1ST FLOOR**  
380 sq.ft. (35.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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 1930s terraced home
- Three generous bedrooms
- Bright, bay-fronted sitting room
- Open-plan kitchen/diner, with French doors to the garden
- Modern family bathroom, plus an en suite WC to the master
- Private, low-maintenance rear garden
- Double garage with vehicular access, offering parking for two cars
- Located on a quiet, desirable road within Westbury-on-Trym

**Guide Price:** £400,000

**Tenure:** Freehold

**Council Tax Band:** B

**EPC Rating:** C

**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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