

MAGGS & ALLEN

18 CRANHAM ROAD

WESTBURY-ON-TRYM, BRISTOL, BS10 5EF

£500,000

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18 Cranham Road, Westbury-On-Trym, Bristol, BS10 5EF

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An attractive 1930s three-bedroom property, positioned on a popular road. Fully refurbished by the owners, the property is offered in turn-key condition and boasts a superb rear garden.

Ground Floor

Entering into the hallway via original porch, there is wooden flooring which also runs through the living spaces, staircase to the first floor with under-stair storage, uPVC door with obscured glazing, and obscured glazed windows and toplight.

The living space has been opened up, creating a sizeable L-shape living space that is comprised of a lounge, dining area and kitchen.

The front reception area is decorated in contemporary, neutral tones and features in-built storage to both recesses, a square bay with uPVC windows, modern log burner and wooden mantel.

A wide archway leads to the kitchen/dining area. in turn leading to the rear garden through patio doors. The dining area features a distinctive, exposed-brick chimney breast with built-in shelving to the recesses, decorated in a contemporary tone. An upright radiator and smart pendant lighting completes a smart aesthetic. The kitchen is fitted with a range of matching base and wall-mounted units, solid wood worktops, gas hob, integrated electric oven, stainless steel sink with drainer, integrated slimline dishwasher, integrated under-counter fridge, and metro tiled splashbacks. Completing the ground floor is a utility area to the rear, which offers plumbing and space to house a washing machine.

First Floor

Bedroom 1 is a comfortable bay-windowed room decorated in neutral contemporary colours, featuring uPVC glazing to the bay. Bedroom 2 likewise offers very comfortable proportions, and offers a pleasing outlook of the rear garden. Bedroom 3 is a single room, used as a study or cot room as required. Completing the first floor is a modern bathroom featuring a matching three-piece suite comprised of a WC, basin and bath with shower over.

Externally

The rear garden was fully re-modelled in 2022, offering a level, larger than average footprint.

Immediately from the dining area through patio doors is a decked area, providing access to a storage cupboard and a level lawn. The lawn is bordered by a pathway leading to the rear of the garden, an adjacent is a raised bed featuring an array of mature shrubs.

To the rear of the garden is a sizeable patio, pergola, garden shed and convenient rear access gate leading to a lane providing vehicular access. Due to the length of the garden, the patio is bathed in sunshine through the day and into the evening and makes for a lovely space for al fresco dining. To the boundaries are dwarf walls and panelled fencing. Further benefits include an outside tap and armoured cable providing power to pergola area.

The front garden is a low-maintenance space with dwarf walls to the boundaries, wrought iron railings and matching wrought iron gate leading to the original storm porch. Subject to permissions, it is possible to convert the front garden into off-street parking if desired.







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 Church of England Primary School - Distance: 0.35 miles
Westbury-On-Trym Church of England Academy - Distance: 0.5 miles
Bristol Free School - Distance: 0.6 miles
Redmaids' High School - Distance: 0.61 miles

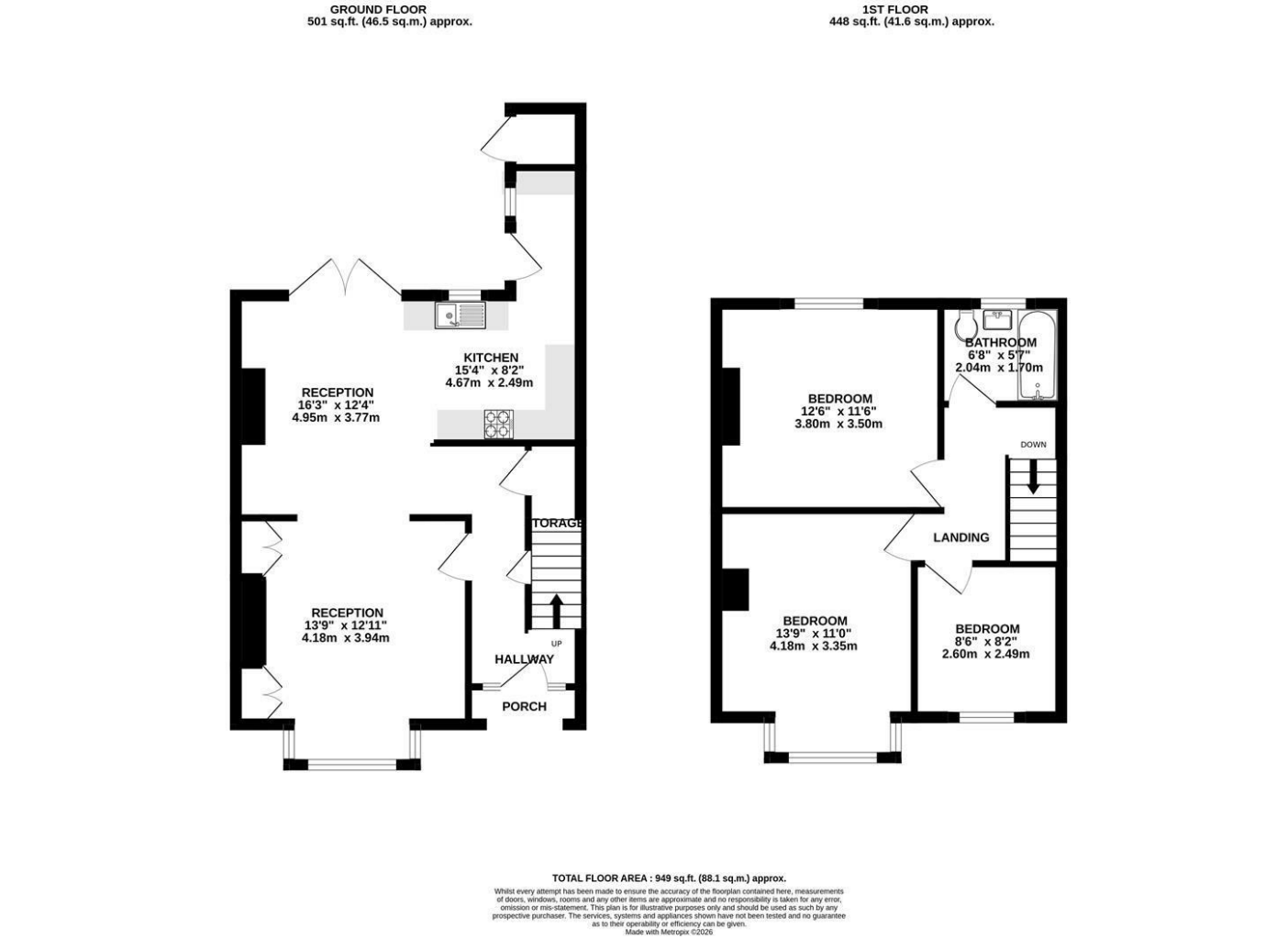
Vendors' Comments

"We have loved living at Cranham Road, with Badocks Woods so close along with Westbury Village and Henleaze Road in walking distance. Our neighbours are absolutely incredible and made us feel welcome right from the start (even when we carried out renovation work for the first few months!) The neighbours on Cranham and the surrounding streets all look out for each other with a local WhatsApp group for to share recommendations and to pass on preloved items or even share an ingredient if running low when cooking!"













- A much-improved, refurbished three-bedroom family home
- Open-plan living spaces
- In turn-key condition
- Superb, level rear garden with rear access
- Scope to extend
- Licence approved for off-street parking to front
- Excellent schools localy
- Henleaze Swimming Lake in close proximity
- Offered with complete onward chain

Guide Price: £500,000

Tenure: Freehold

Council Tax Band: D

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















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