



Canford Lane

Guide Price £775,000

LEESE &
GORDON
Independent Estate Agents

63 Canford Lane, Bristol, BS9 3NX

- 4 Bedrooms
- Semi Detached
- Open Plan Kitchen/Living/Dining Area
- Off Street Parking
- Rear Garden
- Opposite Canford Park

A fantastic 4 bedroom semi-detached family home, ideally positioned opposite Canford Park. This well-presented property offers excellent ground floor living space, including a superb open-plan kitchen/living/dining area to the rear, which has been thoughtfully opened up and extended to create a wonderful family hub. Further benefits include four bedrooms, a family bathroom and additional shower room, off-street parking, a private rear garden, and convenient access to local schools and amenities.

The property is approached via the front entrance, leading into a practical porch — ideal for coats and shoes — and then into the welcoming entrance hall. From here, there is access to the lounge, the open-plan kitchen/living/dining room, a downstairs shower room, and the staircase to the first floor. The shower room comprises a walk-in shower, low-level WC and wash hand basin.

The lounge is positioned at the front of the property and features a large bay window with elevated views towards Canford Park. With high ceilings, a feature fireplace, neutral décor and fitted carpet, this room provides a comfortable and inviting space.

To the rear, the property has been extended and opened up to create an impressive kitchen/living/dining area that truly forms the heart of the home. The kitchen is fitted with a range of wall and base units complemented by quartz worktops and upstands. Integrated appliances include an induction hob with stainless steel cooker hood, double oven, built-in fridge/freezer and dishwasher. A central island with sink and drainer provides additional workspace and an ideal spot for informal dining.

Natural light floods the space through a side window, rear skylights and bi-fold doors opening onto the garden. There is ample room for a family-sized dining table, along with a cosy snug area featuring a wood-burning stove and a large storage cupboard beneath the stairs. Engineered oak flooring runs throughout this space. Off the kitchen is a useful utility cupboard with side window and space for white goods.





Upstairs, the landing provides access to all 4 bedrooms, the family bathroom and a loft hatch with pull-down ladder. Bedroom one is situated at the front and enjoys a large bay window with beautiful views over Canford Park, along with a picture rail, built-in cupboard and carpeted flooring. Bedroom 4 is also positioned at the front with a similar outlook and currently serves as a home office. Bedrooms 2 and 3 overlook the rear garden and both feature picture rails and fitted carpet.

The family bathroom includes an obscured side window, bath with shower over, low-level WC, and wash hand basin set within a vanity unit. The walls are partially tiled.

The loft space is sizeable with a high pitch and offers potential for conversion, subject to the usual permissions. It is mostly boarded and accessed via a pull-down ladder.

Externally, the front of the property provides off-street parking laid to brick paving, bordered by a low-level brick wall. There is shared pedestrian side access with No. 65.

To the rear, the enclosed garden features a patio area directly off the house, leading to a lawned garden with mature shrubs and trees, as well as gated side access.



Energy Performance Certificate

Rating D

Council Tax:

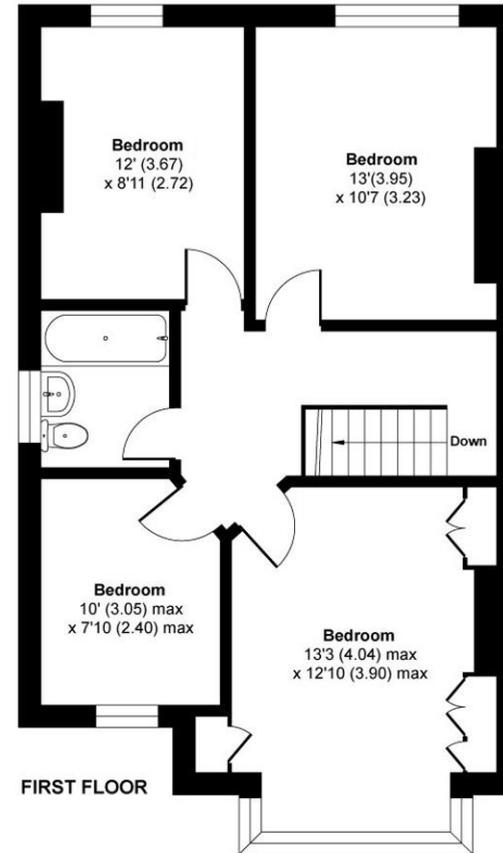
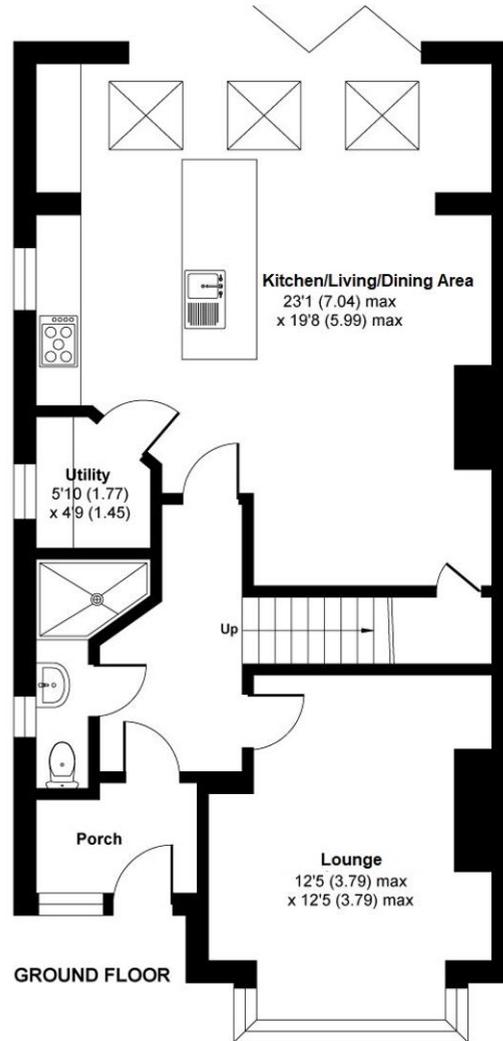
Band E



Canford Lane, Bristol, BS9

Approximate Area = 1454 sq ft / 135 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: 1420677

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