



MAGGS  
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1 DELVIN ROAD  
WESTBURY-ON-TRYM, BRISTOL, BS10 5EJ  
£520,000



A stunning example of a three-bedroom, 1930s family home located on a popular road close to Henleaze Swimming Lake. Presented in great condition throughout, the property boasts generous bedrooms, two reception rooms, an extended kitchen, a large south-westerly facing garden, garage and off-street parking.

### Ground Floor

Double uPVC doors open into an entrance vestibule, which in turn provides access to the entrance hall via an original, stained-glass front door. Boasting wood-effect flooring throughout, the entrance hall provides access to the staircase, understairs storage, and the principal ground floor rooms.

Adjacent to the entrance hall is a bright, bay-fronted sitting room featuring a wood burning stove provides a pleasant living space. Double doors give way to the second reception room, which is currently utilised as a dining space with a large window overlooking the rear garden.

From here, an internal door opens to an extended galley kitchen comprising a range of base and wall-mounted units with shaker style fronts, solid wood worktops and a breakfast bar. Integrated appliances include an electric oven and grill, gas hob with extractor, dishwasher, washing machine and fridge/freezer. An external door provides level access to the rear garden.

### First Floor

Ascending to the first floor, you will find three generous bedrooms and a family bathroom.

The main bedroom sits at the front of the house, and boasts neutral décor a large bay window. The second bedroom is a similarly-sized double, whilst Bedroom 3 is a generous single, making for an ideal nursery or home office.

Completing the first floor accommodation is a fully tiled family bathroom, encompassing a toilet, sink and bath with shower over.

### Externally

From Delvin Road, an iron gate gives way to a pretty front courtyard with a mature hedgerow acting as a natural screen from the road. A side access gate opens to the rear garden.

Perhaps one of this property's best features is it's sizeable, south-westerly facing rear garden. Enjoying full sun throughout the day, the space is primarily laid to lawn with mature borders and a patio area.

A gate at the end of the garden provides access to a large single garage, as well as a block-paved driveway providing off-street parking for two cars.



## 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 CofE Primary School - 0.3 miles

Badocks Wood E-Act Academy - 0.4 miles

Westbury-on-Trym CofE Academy - 0.59 miles

Bristol Free School - 0.64 miles

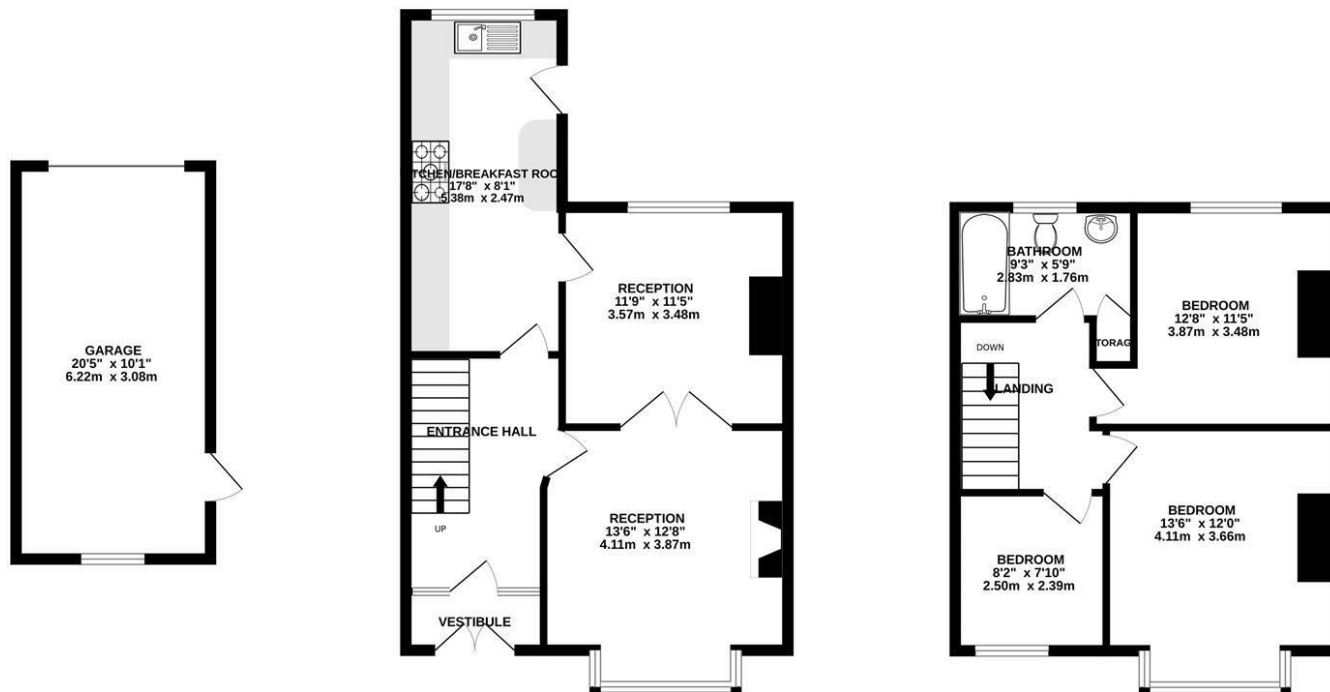




GARAGE  
206 sq.ft. (19.1 sq.m.) approx.

GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



- A well-presented, three bedroom end terraced home
- Two reception rooms, plus an extended galley kitchen
- Generous bedrooms
- Modern kitchen and bathroom
- Sizeable, south-westerly facing rear garden
- Large garage and driveway providing off-street parking for two cars
- Located on a quiet, popular road close to Henleaze Swimming Lake, Henleaze Road, schools and amenities

**Guide Price:** £520,000

**Tenure:** Freehold

**Council Tax Band:** C

**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.

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