



138 Eastfield Road, Westbury-On-Trym
Guide Price Range £600,000 - £650,000

**RICHARD
HARDING**



138 Eastfield Road,

Westbury-On-Trym, Bristol, BS9 4AL

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An inviting and most attractive 3 bedroom, 3 reception room, detached two-storey family home, conveniently located between Henleaze Road and Westbury-on-Trym village, offering flexible accommodation, off street parking for six vehicles, garage and lovely, level front and rear gardens.

Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- Nestled conveniently within easy reach of the shops, cafes and bus connections of Westbury-on-Trym village and Henleaze Road. Excellent schools are nearby including Red Maids, Badminton, St Ursula's and Westbury-on-Trym C of E, the green open spaces of the Downs, Canford Park and Badock Woods are also within easy reach.
- **Ground Floor:** reception hall, dual aspect sitting room, dining room, kitchen, family room
- **First Floor:** landing, 2 double bedrooms, single bedroom (3 in total), shower room, separate wc
- **Outside:** well-maintained level front and rear gardens, driveway parking for six vehicles, large single garage.
- **Opportunities like this are seldom available especially in this location, and whilst in the fullness of time one might decide to re-imagine the house, it is not a necessity and a more sympathetic upgrade would be perfectly possible.**





GROUND FLOOR

APPROACH: a shallow flight of steps with balustrades to either side leading to the front entrance with external wall lights. Upvc double glazed door opening to: -

RECEPTION HALL: (16'9" x 6'3" measurements including stairwell) (5.11m x 1.91m) a most welcoming introduction, having an elegant staircase ascending to the first floor with hand rail, inlaid entrance mat, wooden flooring, moulded skirtings, two radiators, ceiling light point, double glazed windows to either side. Understairs storage cupboard. Panelled doors with moulded architraves, opening to: -

SITTING ROOM: (18'2" x 11'9") (5.54m x 3.57m) dual aspect with double glazed window to front elevation plus two further part-stained glass windows to the side elevation having secondary glazing. Chimney breast with inset coal effect gas fire set upon a tiled plinth with recesses to either side. Two radiators, coved ceiling, two ceiling light points. Double glazed double doors with windows to either side overlooking and opening through to the family room.

DINING ROOM: (12'0" x 10'0") (3.66m x 3.04m) dual aspect with windows to the front and side elevations, period fireplace with ornately carved wooden mantelpiece, moulded skirtings, picture rail, radiator, ceiling light point. Double opening serving hatch through to the kitchen.

KITCHEN: (18'8" x 7'9") (5.69m x 2.35m) comprehensively fitted with an array of Shaker style base and eye level units combining drawers and cabinets. Roll edged marble effect worktop surfaces with splash back tiling. Stainless steel sink with draining board to side and mixer tap over. Tiled flooring, radiator, inset ceiling downlights, obscure glazed window to the side elevation. Integral appliances including combi microwave/oven, electric oven, 4-ring induction hob, stainless steel extractor hood with lighting, integral Bosch dishwasher. Space and plumbing for washing machine, space for tumble dryer, space for an American style fridge/freezer. Part obscure upvc double glazed door opening externally to the rear elevation. Walkway through to: -

FAMILY ROOM: (17'3" x 10'7") (5.26m x 3.23m) triple aspect, having upvc double glazed windows on three sides (some with overlights and complimentary sill), tiled flooring with underfloor heating, high sloping ceiling, four radiators. Upvc double glazed double doors opening externally to the rear garden.

FIRST FLOOR

LANDING: double glazed window overlooking the rear garden, storage cupboard with slatted shelving, ceiling light point. Loft access. Panelled doors with moulded architraves, opening to: -

BEDROOM 1: (15'3" x 11'2") (4.64m x 3.41m) dual aspect with windows to the front and side elevations, built in wardrobe, radiator, picture rail, ceiling light point.

BEDROOM 2: (12'7" x 12'1") (3.83m x 3.69m) dual aspect with windows to the front and side elevations, built in wardrobe, radiator, picture rail, ceiling light point.

BEDROOM 3: (11'9" x 7'5") (3.57m x 2.27m) window to the side elevation with radiator below, picture rail, ceiling light point.

SHOWER ROOM: walk in style shower with glass screen, wall mounted shower unit, handheld shower attachments and an overhead waterfall style shower. Wash hand basin with mixer tap and cupboards and drawers below, tiled flooring, obscure double glazed window to side elevation, extractor fan, wall mounted mirrored cupboard with wall light, heated towel rail/radiator.

SEPARATE WC: low level dual flush wc, corner wash hand basin with mixer tap and double opening cupboard below, tiled flooring, radiator, ceiling light, skylight window.



OUTSIDE

OFF-STREET PARKING: Tarmacadam L-shaped driveway parking with space for six vehicles. Access to: -

SINGLE GARAGE: (19'2" x 11'0") (5.85m x 3.36m) the garage is one half of a detached building and comprises two single garages (the other belonging to the neighbouring house). Wooden up and over door with personal door to side, light and power connected, built in workstations and shelving.

FRONT GARDEN: level section of lawn with deep shrub borders featuring an array of flowering plants and mature shrubs. Patio sections with pedestrian gate leading to the rear garden.

REAR GARDEN: (41ft x 38ft) accessed internally via both the kitchen and the family room, with personal door to the garage. The garden is level and is a combination of lawn and paved sections offering ample space for garden furniture, potted plants and barbequing etc. Enclosed by timber fencing with deep shrub borders featuring many mature shrubs and specimen trees. Useful garden shed and summer house.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



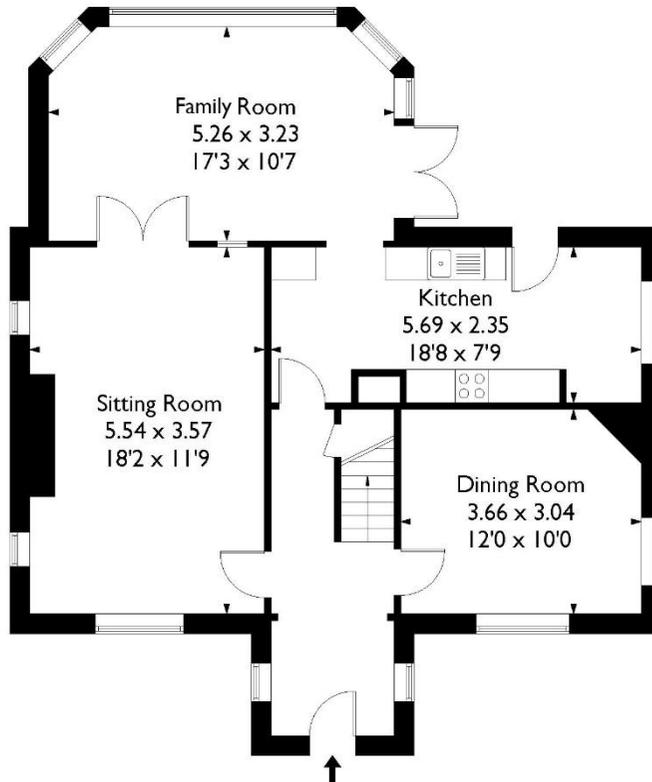


Eastfield Road, Westbury on Trym, Bristol BS9 4AL

Approximate Gross Internal Area 124.4 sq m / 1339.1 sq ft

Garage 19.7 sq m / 211.6 sq ft

Total Area 144.1 sq m / 1550.7 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.