

MAGGS & ALLEN

75 FALCONDALE ROAD

WESTBURY-ON-TRYM, BRISTOL, BS9 3JP

£800,000

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An attractive and sizeable (approx. 2249 sq.ft.) double bay-fronted three/four-bedroom, three reception room family home with sizeable wrap-around gardens and off-street parking, conveniently positioned in the heart of Westbury-on-Trym.

Externally

75 Falcondale Road boasts a substantial and well-stocked garden wrapping around the property on three sides. The property features no less than three bays, and an attractive front door - providing an attractive façade.

The property can be entered either from Falcondale Road through a gated entrance, or alternatively from Canford Lane where you will find access to the car port - large enough to allow parking for two vehicles.

The garden features a vast array of mature trees and shrubs, is laid mainly to lawn with a sizeable patio area and is a real highlight of the property.

Ground Floor

Entering via glazed double doors, you will come to a vestibule with space for storing shoes and coats, in turn leading to a wide and welcoming hallway. A useful storage cupboard can be found to the far wall, with further storage under the stairs. Picture rails and panelling complete the space to present a smart introduction into the property.

A dual aspect, double bay-windowed reception room, with glazed door leading to the garden is well-sized and makes for a particularly nice lounge flooded with plentiful natural light.

Sat opposite the lounge, the kitchen-diner is an large L-shaped room that makes for an ideal family hub. The kitchen is fully-fitted, with a range of matching gloss white base and wall-mounted units, and integrated Bosch appliances including an electric hob, oven, grill, dishwasher and a washing machine. The dining area is sizeable, allowing for a 6 or 8-seater dining table, with a bay window allowing a pleasant outlook of the garden. From the kitchen is also direct access to the patio.

Moving through the kitchen you will come to a lobby with built-in storage cupboards and access to the ground floor WC, and beyond is a third reception room - ideal as a snug, TV room or occasional guest bedroom.

First Floor

The main bathroom is fitted with a three-piece suite comprised of a WC, bath with shower over, and basin with vanity unit. Smart metro tiling, a large mirror and vinyl flooring underfoot complete the space.

The bay-windowed master bedroom is a comfortable double, in turn leading to a dressing room and further to a three-piece en suite featuring a WC, basin, and walk-in shower enclosure complemented by smart black and white tiling.

Bedrooms two and three are both double rooms with bays, and completing the first floor is a study - ideal for those working from home.

Second Floor

Occupying the entirety of the second floor, the converted loft room offers substantial flexible space, featuring a front-facing dormer and with access to a wealth of in-built storage on three sides.







Vendor's Comments
"This has been a fantastic family home and we have really enjoyed living here. It's location is fantastic – round the corner from Westbury Village shops, cafes and restaurants and public transport. Across the road is Canford Park with Henleaze is easily within walking distance as is the Downs. The reason for leaving is to downsize now that the children have left home."

Schools
Westbury-On-Trym Church of England Academy - Distance: 0.36 miles
Redmaids' High School - Distance: 0.37 miles
E-Act St Ursula's Academy - Distance: 0.5 miles
Badminton School - Distance: 0.53 miles
Elmlea Junior School - Distance: 0.54 miles
Bristol Free School - Distance: 0.7 miles

Location
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.

The village is ideally suited to the needs of 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.

Tenure
We understand the property is Leasehold with 904 years remaining on the lease.

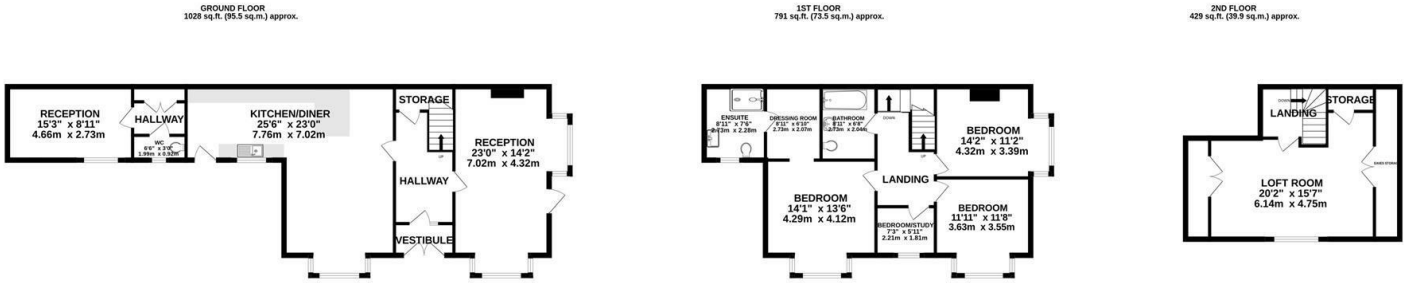
We understand there is a Ground Rent of £7.50 per annum.

This information should be checked by your legal advisor.









TOTAL FLOOR AREA : 2249 sq.ft. (208.9 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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- An attractive double bay-fronted property
- Extensive, mature gardens on three sides
- Offering substantial square footage arranged over three floors
- Well-proportioned bedrooms, loft room and a study
- Three reception rooms, including a lovely dual-aspect lounge
- Modern fitted kitchen
- Two bathrooms including en suite to master, and a ground floor cloak room
- Located in a convenient position moments away from Westbury-on-Trym high street and Canford Park

Guide Price: £800,000

Tenure: Leasehold

Council Tax Band: E

EPC Rating: E

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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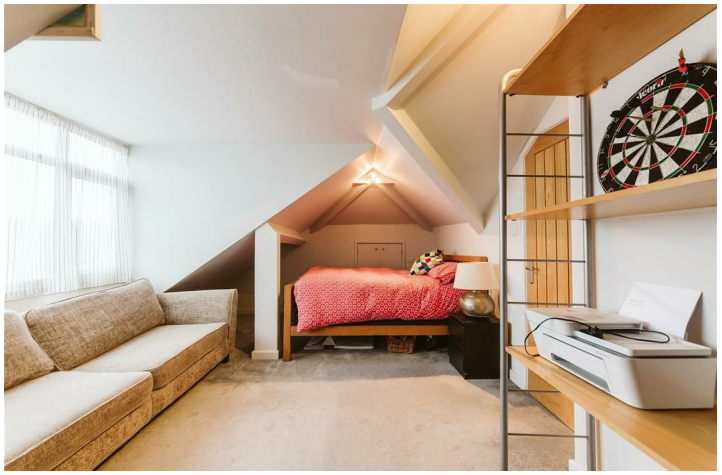














60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9
0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk

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