



35 Sandyleaze, Westbury on Trym
Guide Price £835,000

RICHARD
HARDING



35 Sandyleaze,

Westbury on Trym, Bristol, BS9 3PZ

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A beautifully presented and well-proportioned 4 bedroom, 2 reception room semi-detached family home of circa 1,585 sq. ft., situated on a sought after road in Westbury-on-Trym, the property further benefits from a mature south east facing rear garden, single garage and is offered to the market with no onward chain.

Key Features

- A stylish and extended family home with a versatile layout positioned in a peaceful part of Westbury-on-Trym with footpath access leading to Canford Park. Also within a level walk of Blaise Castle estate. Westbury Village with its range of local shops, cafes and amenities is approximately ½ mile away.
- **Ground Floor:** entrance hallway, sitting room, kitchen/dining room and garden room.
- **First Floor:** bedroom 2, bedroom 3, bedroom 4 and family bathroom/wc.
- **Second Floor:** bedroom 1 and shower room.
- **Wonderful view looking out across the allotments.**
- **Outside:** low maintenance front courtyard garden and exceptional private back garden with single garage and access to the rear.





GROUND FLOOR

APPROACH: proceed up the block paved pathway, double glazed door opens into covered porch with ceiling light point, space for coat and shoe storage, wall mounted Worcester combi-boiler. Hardwood door leads into:-

ENTRANCE HALLWAY: a welcoming entrance hallway with obscured double glazed window to side elevation, ceiling light point, radiator and wooden flooring. Stairs ascend to first floor landing. Doors radiate to: sitting room and kitchen/dining room.

SITTING ROOM: (13'7" x 12'11") (4.13m x 3.94m) a bay fronted room with double glazed windows overlooking the front elevation, ceiling light point, wall light points, log burner, recesses to either side of chimney breast, moulded skirtings and a radiator. Folding doors give access to the dining area.

KITCHEN/DINING ROOM: (20'10" x 12'8") (6.35m x 3.87m) measured together but described separately as follows:-

Kitchen: fitted with a matching range of wall, base and drawer units with square edged wooden worktops over, tiled surrounds, ceiling light point, inset 1 ½ bowl stainless steel sink with mixer tap over. Double glazed window overlooking the private rear garden. Integrated oven with electric hob plus extractor fan over, washing machine, space for dishwasher and upright fridge freezer. Central island with breakfast bar overhang.

Dining Area: Ample space for dining room furniture. Ceiling light point, radiator, recesses to either side of the chimney breast, moulded skirting boards and wooden flooring throughout. Double glazed doors leading into:-

GARDEN ROOM: (14'9" x 11'5") (4.50m x 3.48m) a fabulous light filled space with double glazed windows plus double glazed French doors giving access out onto the garden. Two radiators, wood effect laminate flooring and skirting boards.

FIRST FLOOR

LANDING: obscured double glazed window to side elevation, ceiling light point and skirting boards. Stairs ascend to second floor landing. Doors radiate to bedroom 2, bedroom 3, bedroom 4 and family bathroom/wc.

BEDROOM 2: (13'11" x 12'4") (4.25m x 3.77m) a bay fronted double bedroom with double glazed windows overlooking the front elevation. Ceiling light point, radiator, skirting boards.

BEDROOM 3: (12'10" x 12'5") (3.90m x 3.79m) a double bedroom with double glazed window with outlook over the allotments. Ceiling light point, radiator, skirting boards and a built in storage cupboard.

BEDROOM 4: (9'2" x 8'1") (2.79m x 2.47m) double glazed window to front elevation, ceiling light point, radiator and skirting boards.

FAMILY BATHROOM/WC: a white bathroom suite comprising of low level wc, pedestal wash hand basin, panelled bath with system fed waterfall shower plus separate detachable hand shower over, partially tiled walls, obscured double glazed window to rear and side elevation, inset ceiling downlighters, extractor fan, radiator, skirting boards and tiled flooring.

SECOND FLOOR

LANDING: split level landing with double glazed window to side elevation, radiator, storage recess, inset ceiling downlighters, moulded skirting boards. Doors radiate to bedroom 1 and shower room/wc.

BEDROOM 1: (19'11" x 10'2") (6.06m x 3.09m) a double bedroom with Velux ceiling skylight plus double glazed window overlooking the garden. Inset ceiling downlighters, three eaves storage cupboards and moulded skirting boards.

SHOWER ROOM/WC: a white suite comprising of low level wc, pedestal wash hand basin, shower, inset ceiling downlighters, extractor fan, Velux ceiling skylight, shaver socket, moulded skirting boards and tiled flooring.



OUTSIDE

FRONT GARDEN: a low maintenance front garden mainly laid to stone chippings with block paved pathway, established flower borders housing a variety of mature shrubs, plants and flowers. Side pathway with wooden gated access leading to the rear of the property.

REAR GARDEN: a stunning south-east facing private rear garden with patio area accessed from the garden room with outside water tap and a wooden pergola. Steps lead down onto the main section of garden which is mainly laid to lawn (approx. 53ft x 25ft), established trees and shrubs to the borders. The far section of the garden is laid to flagstone patio with stone chippings to the borders, raised flower beds house a variety of mature plants including a beautiful wisteria. Rear pedestrian access gate to:-

SINGLE GARAGE: (15'5" x 8'2") (4.70m x 2.49m) up and over door plus pedestrian access door. Vaulted ceiling plus ceiling light. There is vehicle access at the rear of the property which is securely enclosed via a metal gate and fence.

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:

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.

- 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.
- 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.
- 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.
- 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.
- 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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

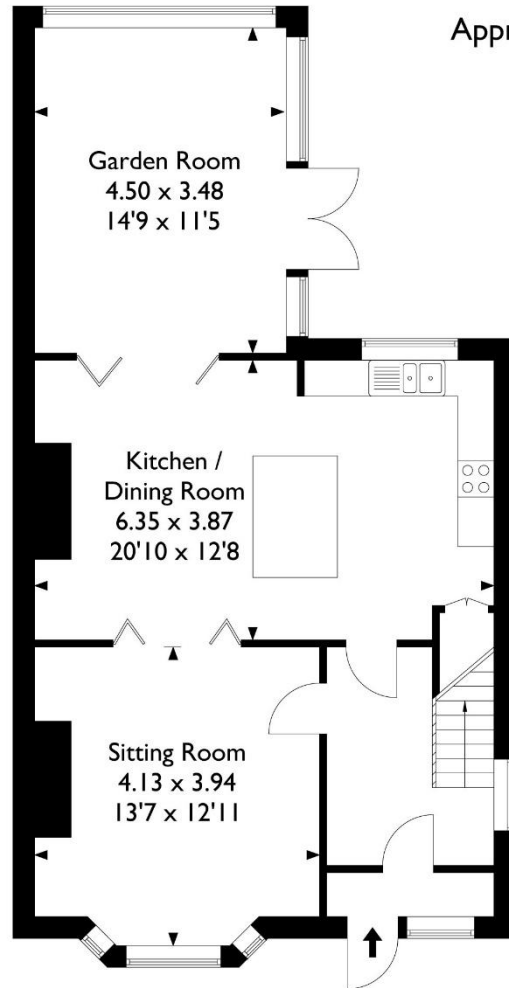
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



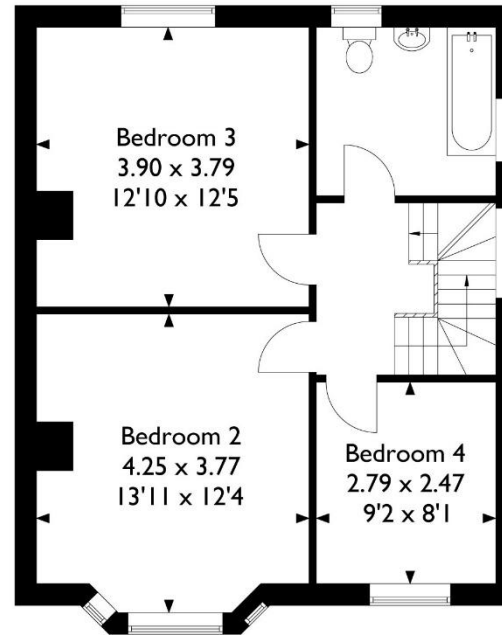


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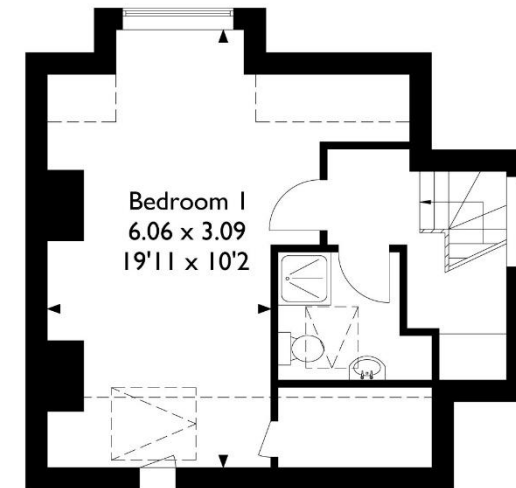
Approximate Gross Internal Area 147.1 sq m / 1583.4 sq ft




Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5m / 5'0"

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.