GOODMAN & LILLEY

138 LAKE ROAD

WESTBURY ON TRYM
BS10 5JQ

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LOCATION

Ideally located within easy reach of the beautiful Badock's Wood, Henleaze Lake, and Southmead Hospital, the property also enjoys convenient access to the excellent shops, cafés and amenities of both Henleaze and Westbury-on-Trym. Highly regarded schools are nearby, while excellent transport links provide straightforward access to Bristol city centre and the M4 and M5 motorway networks.

ACCOMMODATION

Pleases see the floorplan for room measurements.

GROUND FLOOR

The heart of the home is the impressive open-plan kitchen, dining and family room, designed to provide the perfect space for both everyday family life and entertaining. Flooded with natural light, this stunning space seamlessly opens onto the beautifully maintained rear garden through wide glazed doors, creating an effortless connection between the indoors and outdoors. The stylish kitchen is complemented by generous dining and living areas, making it an ideal social hub.

To the front of the property, a welcoming living room provides a cosy retreat, while a convenient downstairs cloakroom/WC completes the ground floor accommodation.

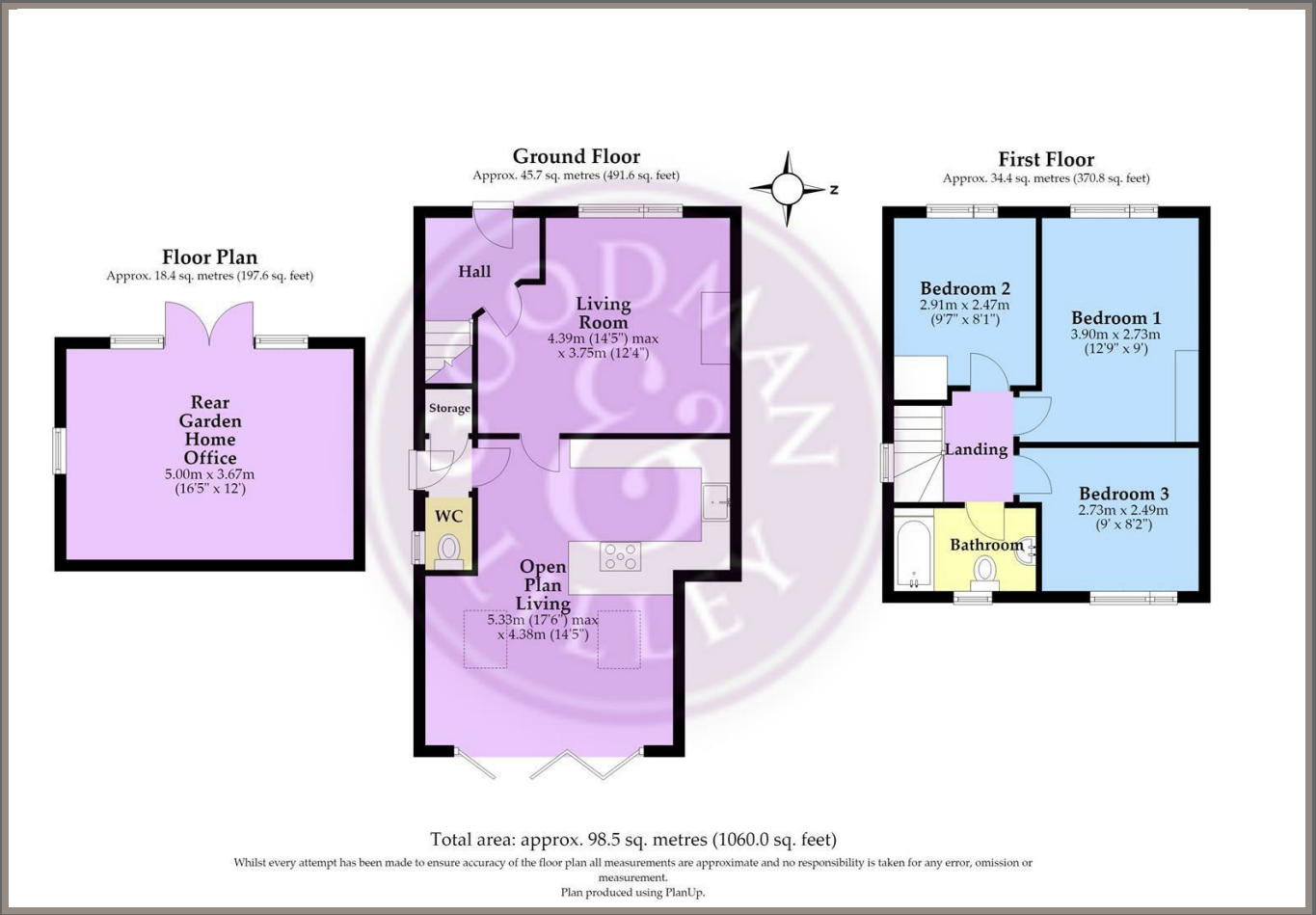
FIRST FLOOR

Upstairs, the property offers three well-proportioned bedrooms, all thoughtfully presented, together with a modern family bathroom.

OUTSIDE

Outside, the delightful rear garden has been carefully designed to offer a wonderful setting for families and entertaining alike. A standout feature is the detached garden office, providing an ideal space for those working from home, running a business, or seeking a versatile studio, gym or hobby room.

Further benefits include gas central heating, UPVC double glazing throughout and a brick paved driveway providing off-street parking.



Total area: approx. 98.5 sq. metres (1060.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL 1060.00 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - B

- Beautifully extended three-bedroom family home on the highly sought-after Lake Road
- Detached garden office, ideal for home working, a gym, studio or versatile additional living space.
- Driveway providing off-street parking
- Stunning open-plan kitchen, dining and family room
- Ideally located close to Henleaze Lake, excellent local schools, shops and cafés
- Downstairs cloakroom/WC

GOODMAN & LILLEY

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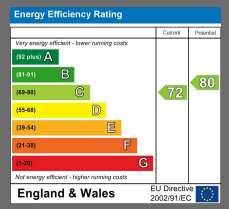

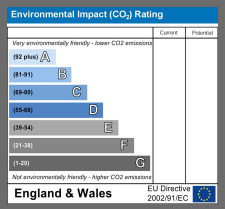

Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm