



**89 West Town Lane, Bristol, BS4 5DZ**

**Price Guide £525,000**



Located in this highly desirable part of Brislington, Bristol, this delightful semi-detached house on West Town Lane offers a perfect blend of modern living and classic character. Built in 1930, the property has been thoughtfully extended to provide ample space for families seeking comfort and convenience.

From the large entrance hallway, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is the extended kitchen and dining room, which boasts French doors that open seamlessly into the garden, creating a wonderful indoor-outdoor flow. A utility room and ground floor shower room complete the ground floor accommodation.

Upstairs, the property features three well-proportioned bedrooms, providing plenty of room for family members or guests, plus the bathroom. The loft conversion is a standout feature, complete with an ensuite bathroom, offering a private retreat for the master bedroom or an ideal guest suite. Outside, there's a great sized and private rear garden. The house also benefits from parking for up to three vehicles, a valuable asset in this sought-after area, plus a single garage.



- Spacious and Well Extended Semi Detached Home
- Four Bedrooms
- Ensuite to Bedroom Four
- Two Reception Rooms
- Extended Kitchen/Dining Room
- Family Bathroom
- Utility Room and Ground Floor Shower Room
- Private Enclosed Rear Garden
- Driveway Parking & Garage
- Popular and Convenient Location