4 CHARIS AVENUE, WESTBURY ON TRYM, BS10 5JD

GOODMAN & LILLEY

4 Charis Avenue

Westbury on Trym BS10 5JD

- Beautifully four bedroomed family home
- Versatile ground-floor bedroom/home office
- South-west facing rear garden
- Solar panels
- Superb open-plan kitchen & rear extension
- Three generous first-floor bedrooms
- Private driveway with parking for two
- Viewing essential

Location

The location is particularly well suited to families, with a number of well-regarded schools nearby and an abundance of green space close at hand. The Downs, Blaise Castle Estate and a variety of local parks provide plenty of opportunity for walking, running, cycling and enjoying time outdoors.

For commuters, Southmead Hospital and Airbus are both within easy reach, while regular bus services provide convenient links into Bristol city centre. The nearby road network also offers straightforward access to the M4 and M5, with Cribbs Causeway and The Mall easily accessible for shopping, leisure and dining.

Accommodation

Please see floor plan for measurements

Ground Floor

The heart of the home is the impressive remodelled kitchen, which has been complemented by a superb single-storey rear extension. Flooded with natural light, this creates a wonderful open-plan space for everyday living, dining and entertaining. Two further reception rooms provide excellent flexibility, with one currently arranged as a dining room and playroom.

To the side of the property, the former garage has been cleverly converted to provide an additional ground-floor bedroom or home office, complete with an adjoining shower room and WC. With direct access to the garden, this versatile space could be ideal for guests, working from home or multi-generational living

First Floor

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. There is also clear potential for a loft conversion, subject to the necessary permissions, should further accommodation ever be required. Further benefits include solar panels, while the overall feel of the property is bright, welcoming and exceptionally well considered.

Externally

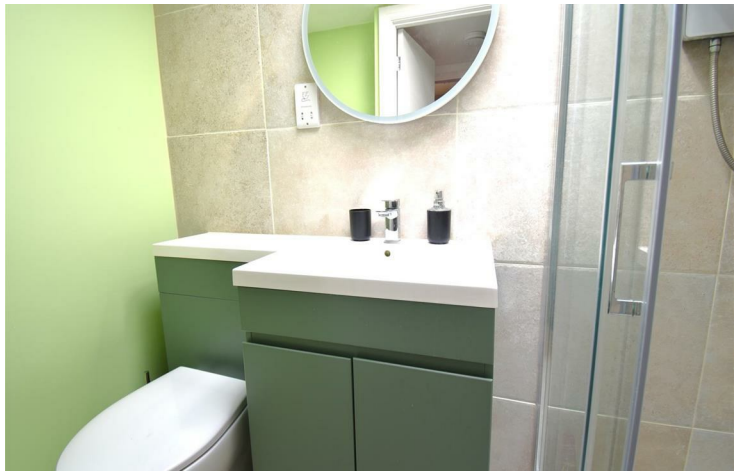
To the rear, the generous south-west facing garden is a particular highlight, enjoying sunshine throughout much of the day. Beautifully arranged and easy to maintain, it provides a lovely extension of the living accommodation, with plenty of space for children, outdoor dining and entertaining.

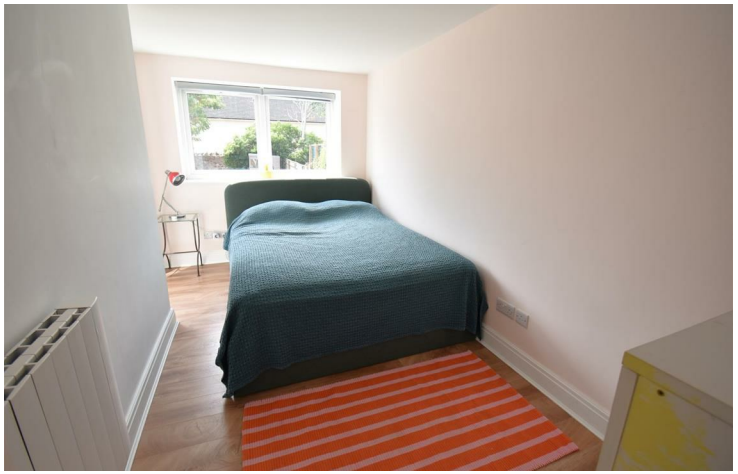
To the front, a private driveway provides off-street parking for two vehicles. The property is set within an established and friendly residential setting, making this an excellent choice for families looking for both space and convenience.

Well positioned to enjoy the best of North Bristol, the property sits within easy reach of both Westbury-on-Trym and Henleaze, two of the area's most sought-after neighbourhoods. Both offer a fantastic selection of independent shops, cafés, delis, restaurants and traditional pubs, alongside a strong sense of community.

Solar Panels

The house benefits from 12 solar panels 3.84 kW installed+ a 2.4kWh battery





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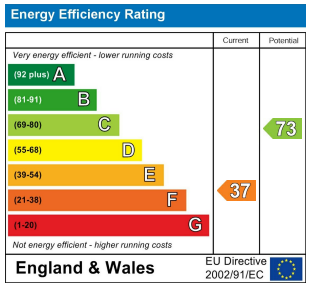
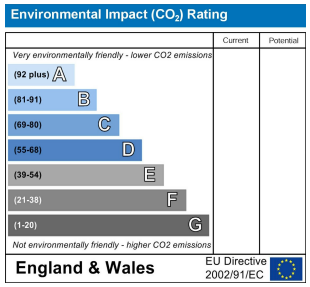

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
37
73
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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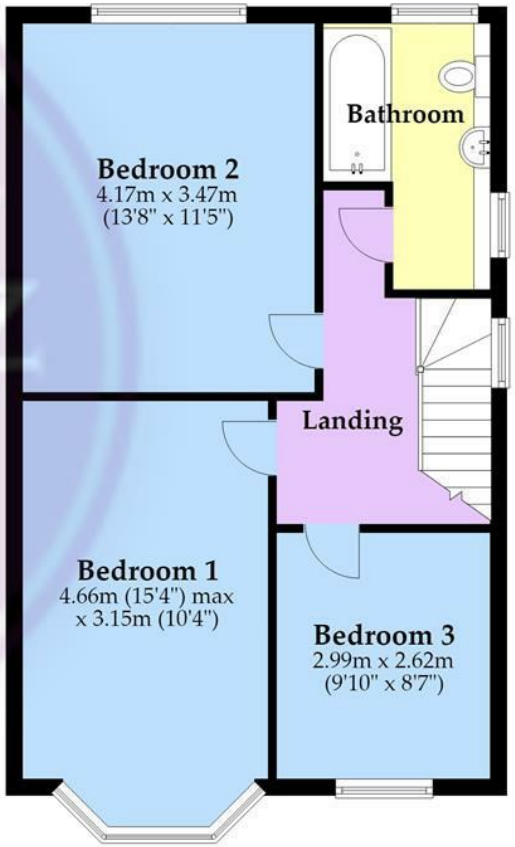
Ground Floor
Approx. 92.3 sq. metres (993.4 sq. feet)

First Floor
Approx. 52.8 sq. metres (568.3 sq. feet)



Total area: approx. 145.1 sq. metres (1561.8 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.

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