



£2,200 Per Month Sandyleaze | Westbury-On-Trym | Bristol | BS9 3PX

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Kendall Harper

Welcome to this charming detached house located in the picturesque area of Westbury On Trym. Sandyleaze is a sought-after location known for its beautiful surroundings and friendly community. Whether you're looking to relax in the outside space this property has to offer or explore the nearby parks and green spaces, this area offers the best of both worlds.

The accommodation briefly comprises an entrance porch leading to the entrance hall with storage cupboards, a spacious lounge/diner with access to the private garden, two further downstairs rooms that can be used as bedrooms or reception rooms, a downstairs bathroom with shower over the bath, a modern fitted kitchen complete with appliances including a fridge/freezer, a double oven, a dishwasher and a utility room with a washing machine, a larder freezer and which also leads to the private garden.

On the first floor of the property there is a spacious double bedroom with two fitted wardrobes and an en suite bathroom, as well as a further double bedroom with an airing cupboard and with access to lots of eaves storage.

To the outside the property benefits from driveway parking for 3 cars, a detached single garage with power and lighting, a garden shed, and to the rear there is a mature private garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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