



**Connells**  
connells.co.uk 0117 950 1552  
**FOR SALE**

**Connells**

Eden Grove  
Bristol



## Property Description

A well-presented three-bedroom semi-detached home situated on the ever-popular Eden Grove, offering generous living space, off-road parking, and a substantial rear garden-perfect for families and those looking to upsize.

The property welcomes you with a bright and spacious entrance hall leading into a comfortable living room, ideal for relaxing or entertaining. To the rear, a well-appointed kitchen/dining area overlooks the garden, providing a great space for everyday living and hosting. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the home benefits from off-road parking to the front, while the standout feature is the impressive rear garden-mainly laid to lawn with ample space for outdoor dining, children's play, or future extension potential (subject to planning).

Eden Grove is ideally located within easy reach of Bristol's vibrant city centre, offering excellent transport links, nearby green spaces, and a range of local amenities including shops, cafes, and leisure facilities. The area is also well regarded for its schooling options, making it particularly attractive to families.

This is a fantastic opportunity to acquire a spacious home in a convenient and sought-after location.

## Entrance Hall

## Living Room

12' 4" x 10' 11" ( 3.76m x 3.33m )

## Dining Room

13' 3" x 11' 8" ( 4.04m x 3.56m )

## Kitchen

10' x 6' 6" ( 3.05m x 1.98m )

## Landing

## Bedroom 1

13' 2" MAX x 11' 10" MAX ( 4.01m MAX x 3.61m MAX )

## Bedroom 2

11' 10" MAX x 11' 1" MAX ( 3.61m MAX x 3.38m MAX )

## Bedroom 3

11' 1" x 6' 3" ( 3.38m x 1.91m )

## Bathroom

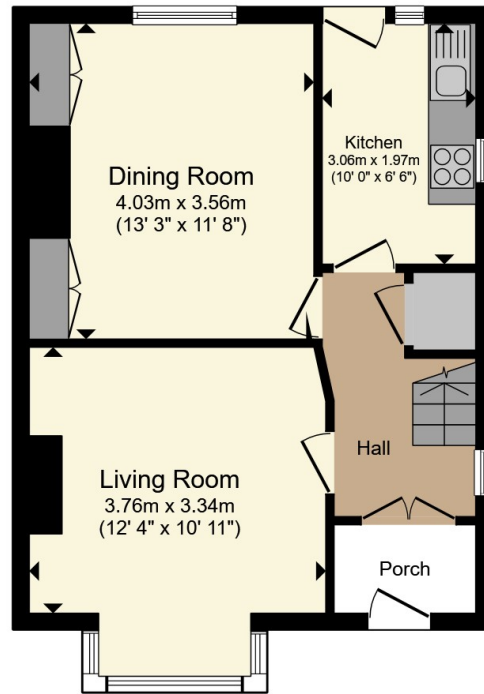
## Driveway

## Rear Garden

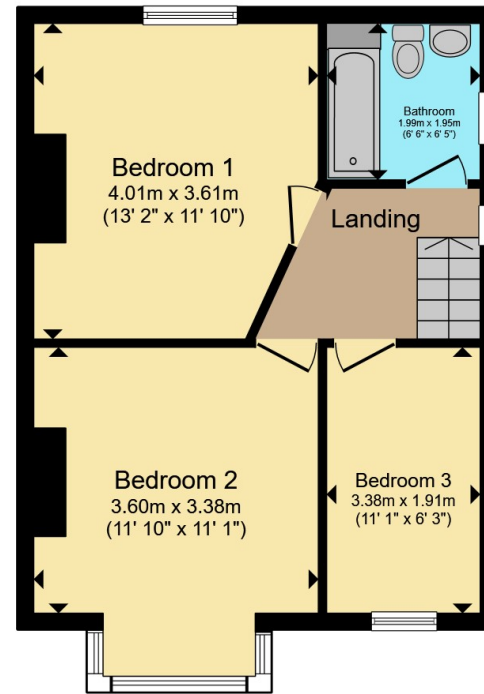








**Ground Floor**



**First Floor**

Total floor area 85.5 m<sup>2</sup> (921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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6 Canford Lane  
BRISTOL BS9 3DH

EPC Rating: D Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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