280 Canford Lane, Westbury on Trym

Guide Price £825,000

RICHARD HARDING

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Westbury on Trym, Bristol, BS9 3PL

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A surprisingly spacious (over 2,000 sq. ft.) and versatile 5 bedroom (plus study) 1930s family home enjoying a south facing rear garden, off-road parking for at least 2 cars plus a single garage.

Key Features

- Enjoyed by the current owners for over 30 years, this much-loved family home enjoys a warm atmosphere and generous room proportions.
- Situated on Canford Lane, within easy reach of Westbury-on-Trym Village, Canford park and superb walks in Blaise Castle Estate.
- Ample off-road parking, a larger than average single garage and a beautiful sunny rear garden.
- A good sized 1930s property perfect for growing families.

GROUND FLOOR

APPROACH: via a tastefully landscaped block paved driveway affording off-road parking for at least 2 cars, driveway leads up to the porch and central covered entrance where you will find the main front door to the house.

ENTRANCE HALLWAY: a wide welcoming entrance hallway with an original staircase rising up to the first floor landing and generous understairs storage cupboard. Ceiling coving, dado rail, radiator and wood laminate flooring. Doors off to the sitting room, dining room/reception 2 and kitchen/breakfast room.

SITTING ROOM: (rear) (**14'0" x 11'11"**) (**4.26m x 3.63m**) a lovely light filled sitting room with sliding patio doors to rear looking out to the south facing rear garden. High ceilings with ceiling coving and picture rail. Feature fireplace and a radiator.

DINING ROOM/RECEPTION ROOM 2: (front) (**16'2" x 11'11"**) (**4.93m x 3.63m**) spacious bay fronted second reception room, currently used as a dining room with high ceilings, ceiling coving and picture rail. Wide bay to front comprising double glazed windows overlooking the driveway and front garden. Feature fireplace and a radiator.

KITCHEN/BREAKFAST ROOM: (**17'5" x 10'0"**) (**5.31m x 3.04m**) a sociable kitchen/breakfast room with a range of solid maple kitchen units with granite worktops over and inset sink and drainer unit. Various useful storage cupboards and a sideboard with built-in book casing. Integrated oven with gas hob over plus further integrated Bosch microwave, combi oven and dishwasher. Tiled floor, high ceilings with ceiling coving and inset spotlights, built-in dining table, double glazed French doors to rear accessing the sunny back garden. Further window to rear. Doorway accessing:-

UTILITY ROOM: plumbing for washing machine, built-in base and eye level units and worktop with inset sink and drainer unit, further appliance space for a freezer. Door connecting the utility room to the garage.

FIRST FLOOR

LANDING: split landing with doors leading off to bedroom 1, bedroom 2 and family bathroom, cloakroom/wc and boiler cupboard to one side. On the other side are doors off to bedrooms 3 and 4. Staircase continues up to second floor landing.

BEDROOM 1: (**16'9" x 10'9"**) (**5.10m x 3.28m**) a large principal double bedroom with wide bay to front comprising double glazed windows looking out onto the trees and shrubs in the front garden which also offer privacy. High ceilings with ceiling coving. Built-in wardrobes. Door accessing:-

En-Suite Bathroom/WC: a spacious en-suite (formerly a bedroom) with a double ended bath, walk-in shower area, low level wc with concealed cistern, wash basin, part tiled walls and double glazed window to front.

BEDROOM 2: (**14'1" x 11'11"**) (**4.29m x 3.63m**) a double bedroom with double glazed windows to rear, ceiling coving and built in wardrobes to chimney recesses.

BATHROOM/WC: a white suite comprising a panelled bath with shower over and glass shower screen, pedestal wash hand basin, tiled walls and double glazed window to rear.

SEPARATE CLOAKROOM/WC: low level wc, small wall mounted wash basin with tiled splashback and wood panelling to dado height.

BEDROOM 3: (**10'6" x 9'11"**) (**3.19m x 3.02m**) a smaller double bedroom with built-in wardrobe, high ceilings, celling coving, double glazed window to rear overlooking rear and neighbouring gardens.

BEDROOM 4: (**11'7" x 11'2"**) (**3.54m x 3.40m**) a double bedroom with double glazed windows to front, radiator and built-in wardrobes.

SECOND FLOOR

LANDING: loft conversion with a further double bedroom (bedroom 5) and bedroom 6/study as well as useful storage recess.

BEDROOM 5: (**14'1" x 10'6"**) (**4.28m x 3.21m**) loft converted double bedroom with two Velux skylight windows to front elevation, radiator and low level hatch accessing useful eaves storage space.

BEDROOM 6/STUDY: (**17'5" x 11'6"**) (**5.32m x 3.51m**) generous L-shaped room with a radiator and dual aspect Velux windows to rear and side elevations, with the rear Velux offering wonderful views over the rooftops of the surrounding area. Perfect as an occasional bedroom, office or hobby space.

OUTSIDE

FRONT GARDEN AND OFF-ROAD PARKING: the property has an established front garden with tastefully landscaped driveway laid to paving providing off-road parking for at least a couple of family sized vehicles. The garden is mainly laid to stone with established hedges, shrubs and trees, offering privacy and a leafy approach.

GARAGE: (**14'8" x 12'4"**) (**4.48m x 3.76m**) an oversized single garage with roller shutter door, further useful built-in pine base and eye level units with inset sink and drainer unit and further appliance space for tumble dryer and fridge/freezer. Power and light connected. Door to rear providing access straight through the garage to the rear garden.

REAR GARDEN: (**40ft x 30ft** approx.) (**12.19m x 9.14m**) a wonderful south facing rear garden of a manageable size, decked seating area affording plenty of the day's sunshine accessed from the sitting room and kitchen/breakfast room. A few steps lead down to a level lawned section with flower borders containing a variety of plants, shrubs and trees. To the bottom of the garden there is a garden shed with wisteria over and handy side access into the garage.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

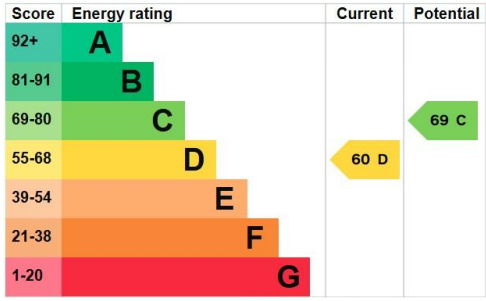
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: The property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
   https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. The boiler was serviced in July 2026.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

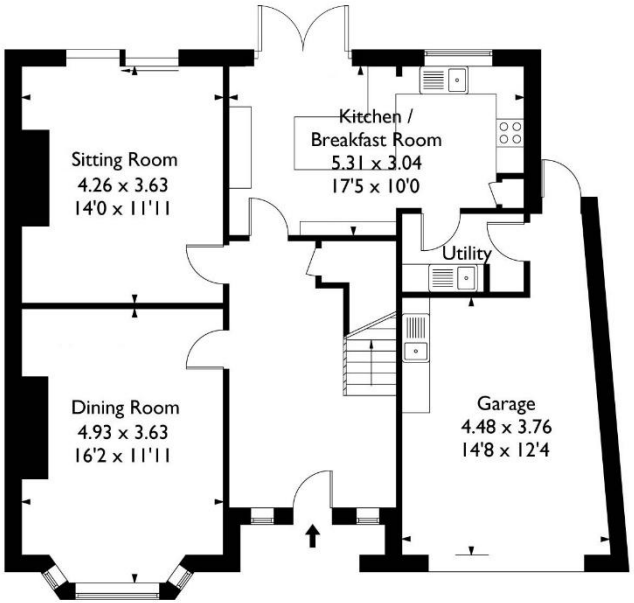


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

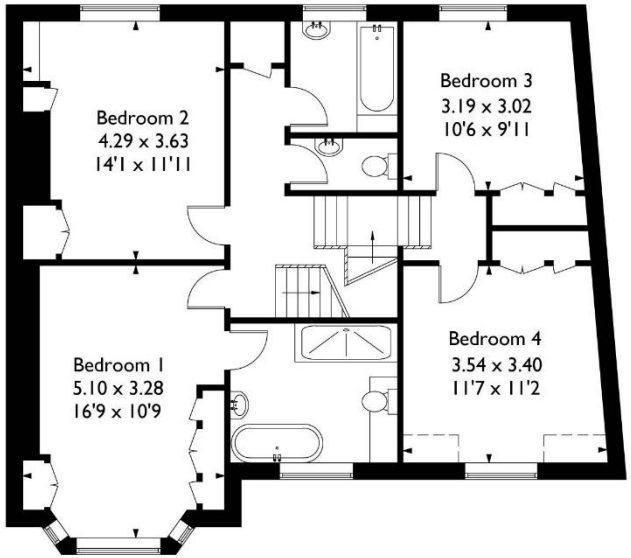
NO ENTRY

Canford Lane, Westbury on Trym, Bristol BS9 3PL

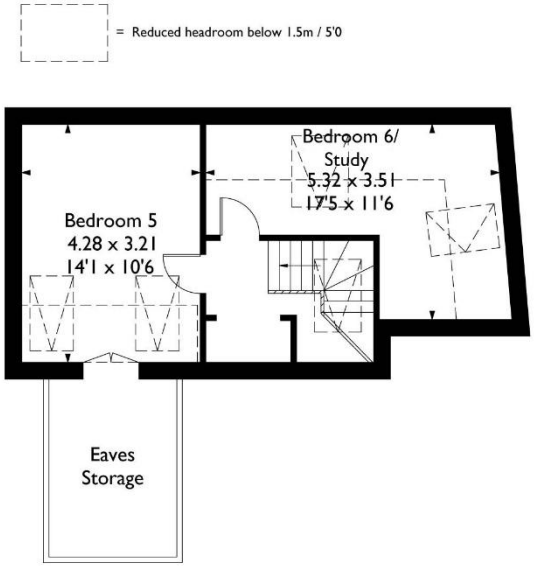
Approximate Gross Internal Area 186.60 sq m / 2008.70 sq ft
Garage Area 17.70 sq m / 190.20 sq ft
Total Area 204.30 sq m / 2198.90 sq ft



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated.Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate.
No responsibility is taken for error or omission.Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

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