



62 THE DELL WESTBURY-ON-TRYM BS9 3UG

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GOODMAN  
& LILLEY







An excellent opportunity to acquire this extended and very well presented 5 bedroom semi detached family home positioned adjacent to Elmlea Infant and Junior Schools and within the Bristol Free School catchment area.

As you approach the property you will appreciate the generous amount of off street parking available on the block paved driveway which leads to the garage and entrance porch. The spacious and well thought out accommodation is carefully arranged over two floors and on the ground floor you will find a generously proportioned living room that can be accessed from the hallway and the dining room, modern fitted kitchen, cloakroom WC, utility room and garden room/second living room. To the first floor is a good sized master en-suite bedroom, four further bedrooms and a family bathroom.

As you would expect from a house of this size, there is a good sized and very private rear garden, which boasts a sun terrace encompassing the rear of the property which is laid with timber decking and boasts matching wooden balustrade. There are steps leading down into the west facing, well manicured lawn which is edged by well stocked borders of mature shrubs and bushes.



- \* Extended Semi-Detached Home
- \* Close To Elmlea School
- \* Five Bedrooms
- \* Three Reception Rooms
- \* Garage & Driveway
- \* West Facing Garden



GUIDE PRICE £535,000



Cabot Circus 15 Minutes



Suspension Bridge 5 Minutes



Portishead 20 Minutes

TRANSPORT

 Bristol Airport

 M5, Junction 17

 Temple Meads

30

Minutes

10


Minutes


15

Minutes

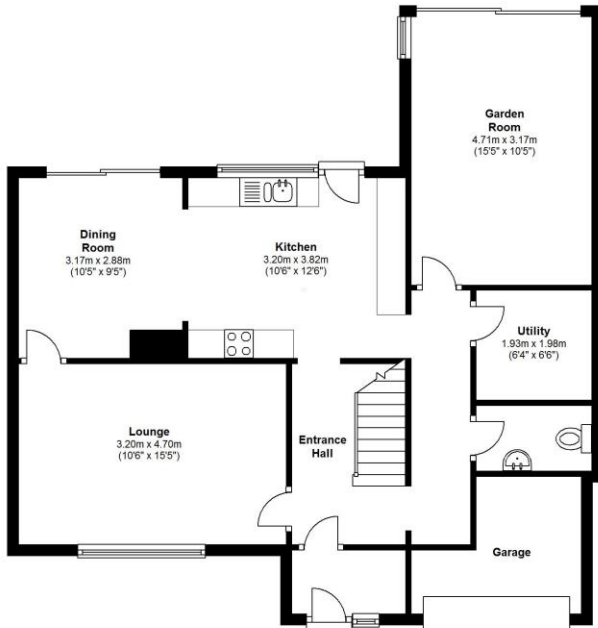
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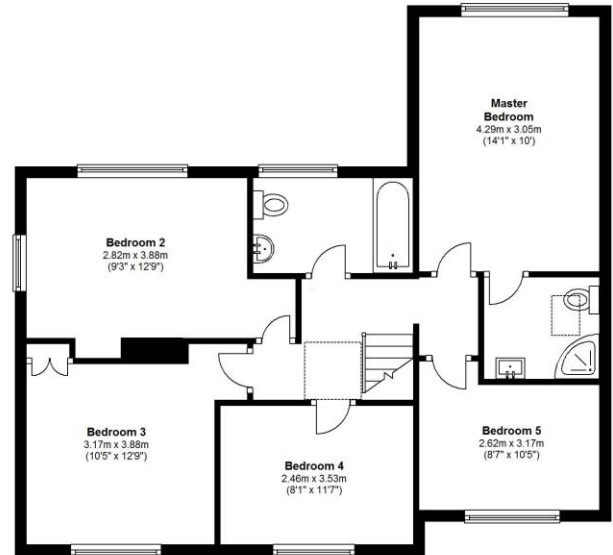
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**Ground Floor**  
Approx. 80.2 sq. metres (863.8 sq. feet)



**First Floor**  
Approx. 71.5 sq. metres (769.3 sq. feet)



Total area: approx. 151.7 sq. metres (1633.1 sq. feet)

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