



4 GREENFIELD AVENUE,
WESTBURY ON TRYM, BS10 5LN

GOODMAN
& LILLEY



A WONDERFUL THREE BEDROOM FAMILY HOME OFFERING SOUTH FACING REAR GARDEN, DETACHED GARAGE AND SITUATED IN A GREAT POSITION WITHIN EASY ACCESS TO BOTH WESTBURY ON TRYM VILLAGE AND HENLEAZE HIGH STREET AS WELL AS SOUTHMEAD SUPER HOSPITAL.

Location

This beautiful home is in a perfect location for anyone wishing to have a wide choice of nearby shops and amenities. Set within a cul-de-sac just a short distance from Henleaze High Street and Westbury on Trym Village, both locations offer a superb choice of shops, cafes and eateries; along with the new Southmead super hospital. There are public transport links into the city and easy access to the M4/M5 motorway networks.

Summary

The generous accommodations is set over two floors and boasts an entrance hallway, downstairs cloakroom/WC, sitting room, separate dining room with access to the rear garden, fitted extended kitchen. To the first floor are three good sized bedrooms and a fitted bathroom.

Accommodation

See the floorplan for room measurements:

Ground Floor

Entrance Porch

Access via double glazed door with inner front door to the house.

Entrance Hallway

Stairs to the first floor doors to:

Downstairs Cloakroom / WC

Fitted toilet and sink.

Sitting Room

Double glazed bay window to the front and feature fireplace.

Dining Room

Double glazed patio doors out to the rear garden, feature built in dresser storage.

Kitchen

Fitted kitchen extended to the rear with double glazed window, velux window and door to the rear garden and door to the downstairs cloakroom / WC.

First Floor

Landing

Loft access and doors to:

Bedroom One

Double glazed window to the rear and fitted storage.

Bedroom Two

Double glazed window to the front and fitted storage.

Bedroom Three

Double glazed window to the front, fitted storage.

Bathroom

Fitted three piece bathroom suite, double glazed window to the rear.

Outside

Front Garden

A decent front garden with pathway to front door.

Rear Garden

South facing with decking and path to the rear and the detached garage.

Detached Garage

A well appointed detached garage can be found to the rear of the property, accessed via a rear lane.

- 1930s Terraced Home
- Popular Location Close to Southmead Hospital
- Downstairs Cloakroom / WC
- Three Bedrooms
- Two Reception Rooms
- Detached Garage / Gardens

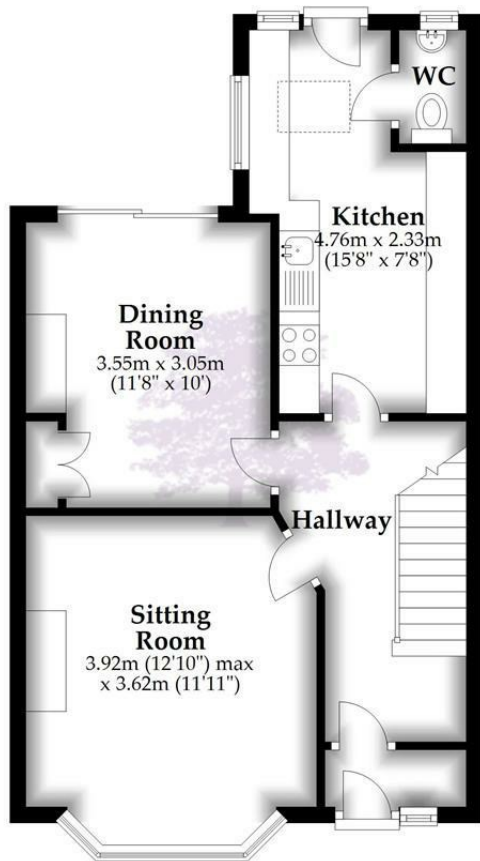


ASKING PRICE £395,000



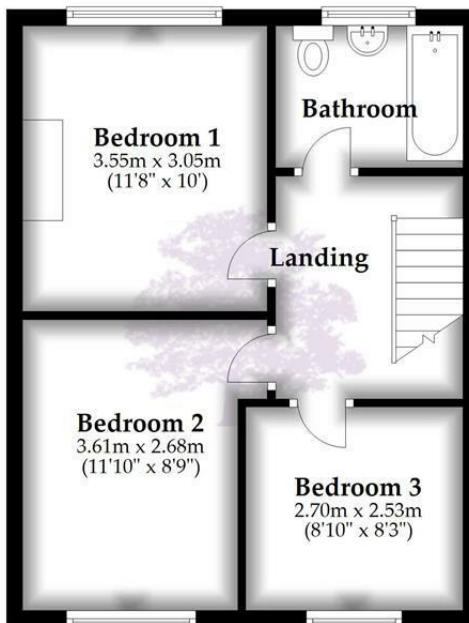
Ground Floor

Approx. 46.7 sq. metres (502.5 sq. feet)



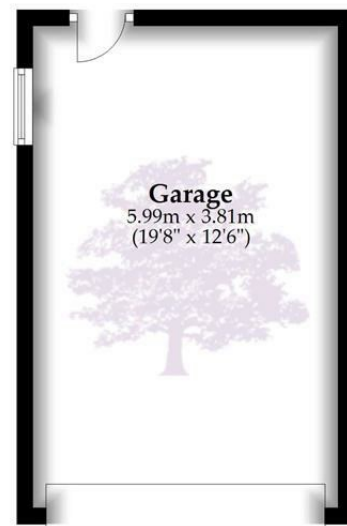
First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Garage

Approx. 22.8 sq. metres (245.6 sq. feet)



Total area: approx. 109.3 sq. metres (1176.9 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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