



7 LAKEWOOD CRESCENT,
WESTBURY ON TRYM, BS10 5HL

GOODMAN
& LILLEY



A SUPERB THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH DRIVEWAY PARKING, POSITIONED ON THE SOUGHT AFTER LAKEWOOD CRESCENT WITH A WONDERFUL REAR GARDEN.

Location

The property is positioned within close proximity to the shops and amenities of Henleaze and Westbury-on-Trym with good access to the M4/M5 motorway networks, Bristol City Centre as well as the new Southmead super hospital.

Accommodation

Please see the floorplan for the room measurements and the layout.

Ground Floor

Entrance Hallway

Accessed by a double glazed entrance door with stairs to the first floor and double glazed window to the side. Under stair storage cupboard housing gas boiler. Doors to:

Sitting Room

To the front of the house with double glazed bay window, feature fireplace.

Kitchen / Dining Room

A good sized room spanning the width of the property with dining and kitchen areas, double glazed windows both to the rear and side aspects, and glazed door out to the utility room.

Utility Room

Double glazed window to the side, part glazed door to the rear garden, fitted work top and plumbing for white goods.

First Floor

Landing

Double glazed window to the side aspect, loft access and doors to all first floor rooms.

Bedroom One

Double glazed window to the rear, overlooking the rear garden and out to Badock woods behind.

Bedroom Two

Double bedroom with a double glazed bay window to the front aspect.

Bedroom Three

Doble bedroom with a double glazed window to the rear.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wc and wash basin. Tiled surrounds and double glazed window to the side.

Outside

Front Garden

Driveway parking and lawn area with gated access to the rear garden via the side.

Rear Garden

A westerly facing fenced rear garden with patio and generous lawn area, backing onto Badocks woods.

Useful Information

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: C

Services: Mains Gas, Water, Drainage and Electric

- Sought After Location
- Open Plan Kitchen / Dining Room
- Attractive Rear Garden
- Three Bedrooms
- Driveway Parking
- Utility Room

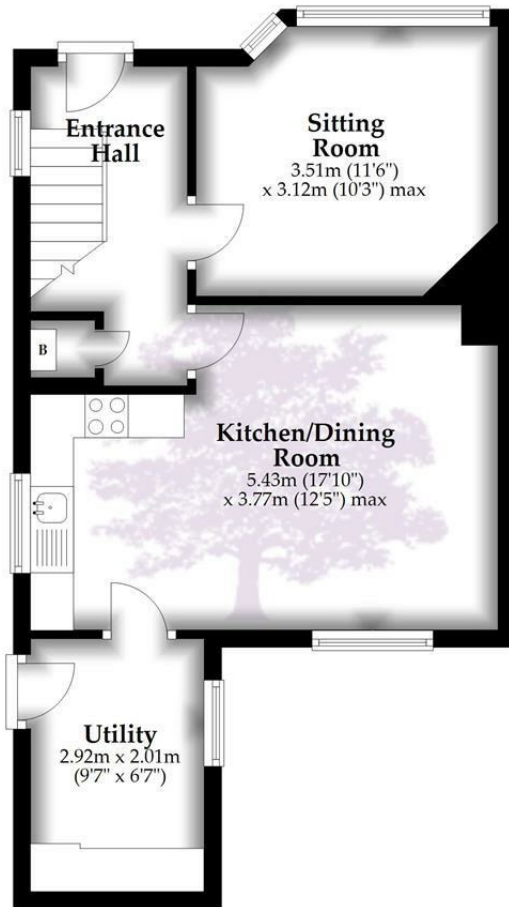


GUIDE PRICE £445,000



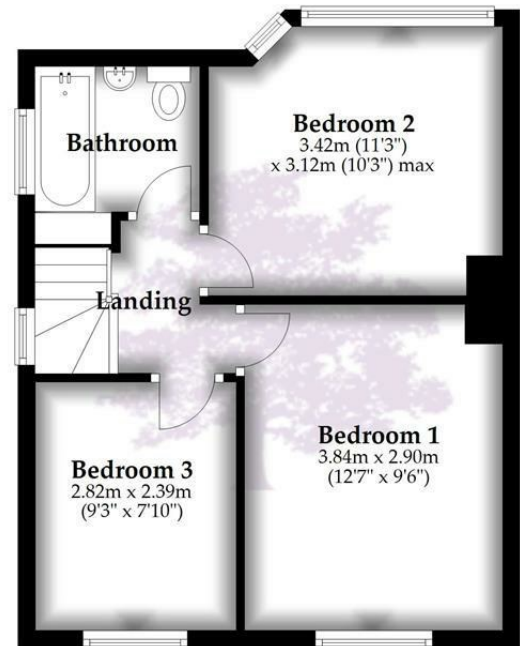
Ground Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 79.3 sq. metres (853.5 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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