



302 CANFORD LANE,
WESTBURY ON TRYM, BS9 3PL

GOODMAN
& LILLEY







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WESTBURY ON TRYM BS9 3PL

ASKING PRICE
£675,000

A rare opportunity to purchase this spacious and extended semi-detached family home on the ever-popular Canford Lane in Westbury-on-Trym. Offering generous living accommodation in a superb location close to Canford park, schools, and local amenities, this property is ideal for growing families seeking a home to modernise and make their own.

With so much to offer in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

Location

Canford Lane enjoys a leafy and convenient setting, moments from Canford Park and Blaise Castle Estate. The area is well connected to Bristol City Centre, the M4/M5 motorway network, and Cribbs Causeway. Excellent local schools include Bristol Free and Redmaids High Schools, with a range of nearby shops, cafes, and leisure facilities in Westbury village.

Accommodation

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

Ground Floor

A welcoming entrance porch opens into a generous feature panelled hallway, setting the tone for the space and character found throughout.

To the front of the property, a bright and spacious sitting room with bay window opens into a second reception room / dining room to the rear offers

space for formal dining or family gatherings, with views over and direct access to the attractive rear garden.

An extended kitchen with breakfast area and space for a table is complemented by a utility area, a generous conservatory again with garden access, and cloakroom / downstairs W.C. for added convenience.

First Floor

Upstairs, you'll find three well-proportioned double bedrooms, a spacious family bathroom, and an additional separate W.C., providing plenty of space for family living.

Gardens

To the rear, a beautiful 75ft garden offers generous private outside space with its mature trees and shrubs borders that provide privacy and greenery. There is a patio and two lawns separated by a central pathway that runs the length of the garden to a detached double garage at

the rear.

To the front, a generous walled and lawned garden sets the house nicely back from the road with a gated pathway to the entrance door and side access to the rear garden. There is a useful storage outhouse to the side of the house.

Detached Double Garage

A detached double garage can be found at the rear of the property and can be accessed by a rear lane — ideal for parking, storage, or workshop space.



- Sought after Westbury on Trym Location
- Generous Three Double Bedrooms
- Close to Great Local Schooling / Shops / Amenities
- 75 ft Rear Garden
- Detached Double Garage
- Viewing Highly Recommended

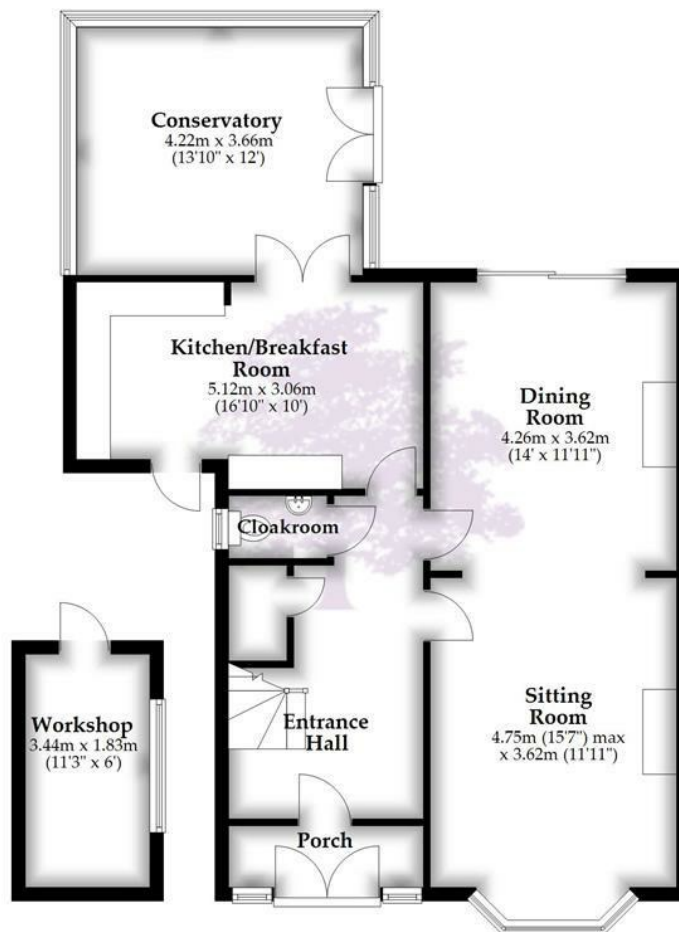




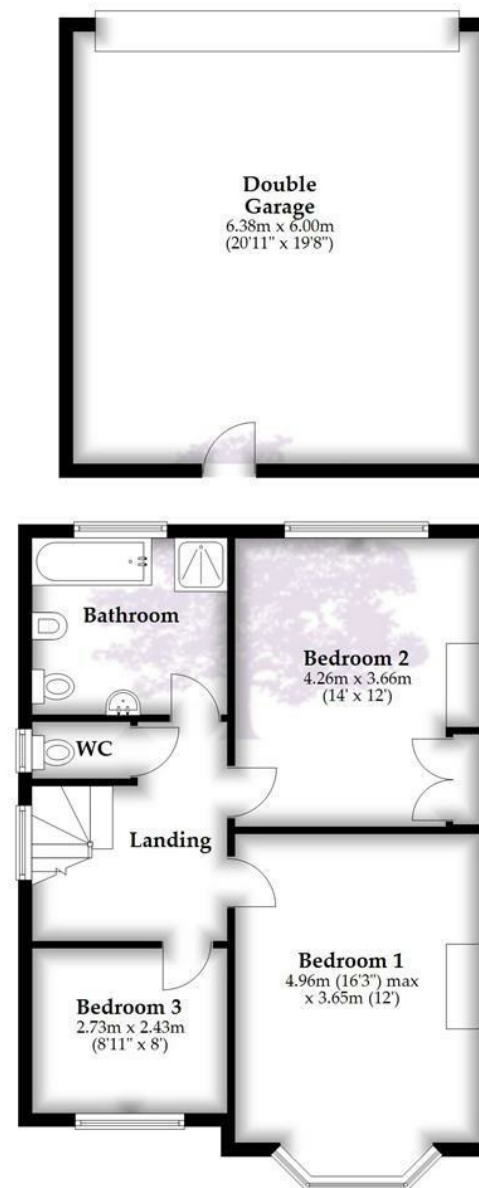
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Ground Floor



First Floor



Total area: approx. 183.6 sq. metres (1975.9 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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