



267 CANFORD LANE,  
BRISTOL, BS9 3PF

GOODMAN  
& LILLEY











# 267 CANFORD LANE

## BRISTOL BS9 3PF

£785,000

A rare opportunity to acquire a superb four bedroom, halls-adjointing extended family home which enjoys a super position in Westbury on Trym, overlooking the Trym Valley and golf course to the rear.

The generous and well presented accommodation on offer briefly comprises an entrance porch providing access to the main entrance hall with doors off to a sitting room at the front, an extended open plan living / dining / kitchen to the rear, a utility room, downstairs shower room and bedroom four / home office all to the ground floor. The first floor has three further bedrooms and a quality fitted bathroom. The home also has a three quarter garage, ample driveway parking and wonderful west facing rear garden.

We do anticipate a good degree of interest in this house so please do either... call, click or come in and visit our experienced sales team-01172130777 / henleaze@goodmanlilley.co.uk soon to arrange your viewing.

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: E

Services: Mains Gas, Water, Drainage and Electricity.

### Summary

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### Location

Prime location - lovely walks available, near The Dingle, Canford Park and the University playing fields; local shops in Stoke Lane, Stoke Hill, Shirehampton Road and Westbury on Trym village; easy access to the city centre, Clifton Village, Whiteladies Road; also convenient for commuting out of town via M5 motorway junctions 17 and 18.

### Accommodation

See the floorplan for all room measurements.

### Ground Floor

#### Entrance Porch

Double glazed door and side windows with main front door to the house.

#### Entrance Hallway

A great entrance to the house with stairs rising to the first floor, original wooden floor, plate rack picture rails, under stair storage cupboard and doors to:

#### Sitting Room

To the front of the house with double glazed bay window, feature fireplace, picture rails, coving and radiator.

#### Open Plan Living Area

A superb extended area offering ample space for living, dining and cooking with tiled floor throughout, feature radiators, velux windows and double glazed doors and windows to the rear aspect. The living area has a feature fireplace with fitted log burner. The kitchen has been fitted to the highest of standards with a wonderful stainless steel central island, integrated appliances and wooden breakfast bar. two doors from the room provide access to:

#### Bedroom Four / Home Office

Flexible use with matching tiled floor, double glazed window and feature radiator.

#### Utility Room

Fitted units with work top over, inset sinks, plumbing for white goods, wall mounted gas boiler, Velux window, matching tiled floor, door to the garage and shower room / WC.

#### Shower Room / WC

Well fitted with a modern white suite including shower cubicle, WC and wash basin, matching tiled floor, Velux window.

### First Floor

#### Landing

An attractive landing area with built in storage and doors to all first floor rooms.

#### Bedroom One

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

#### Bedroom Two

Double glazed window to the rear aspect with great views out to Trym Valley Woods behind, radiator.

#### Bedroom Three

Double glazed window to the rear again with views, radiator.

#### Bathroom

A wonderfully fitted main bathroom with four piece suite comprising feature free standing bath, WC, his and her sinks and separate shower cubicle. Tiled walls and floor, radiator/towel rail, double glazed window to the side aspect.

### Outside

#### Front Garden

A great sized front garden with tarmacked driveway parking, brick paved path to the entrance porch, access to the three quarter garage and shrub borders.

#### Rear Garden

An excellent rear garden backing onto Henbury golf course and woodland with generous lawn, patio and decking areas, all enclosed by fencing.

#### Garage / Workshop

The garage is of three quarter size, with doors to the front driveway parking, power and light, door to the utility. (Not big enough for a car)



- Semi Detached Home
- Open Plan Living Space

- Four Bedrooms
- Good Sized Gardens

- Extended and Refurbished
- Driveway Parking







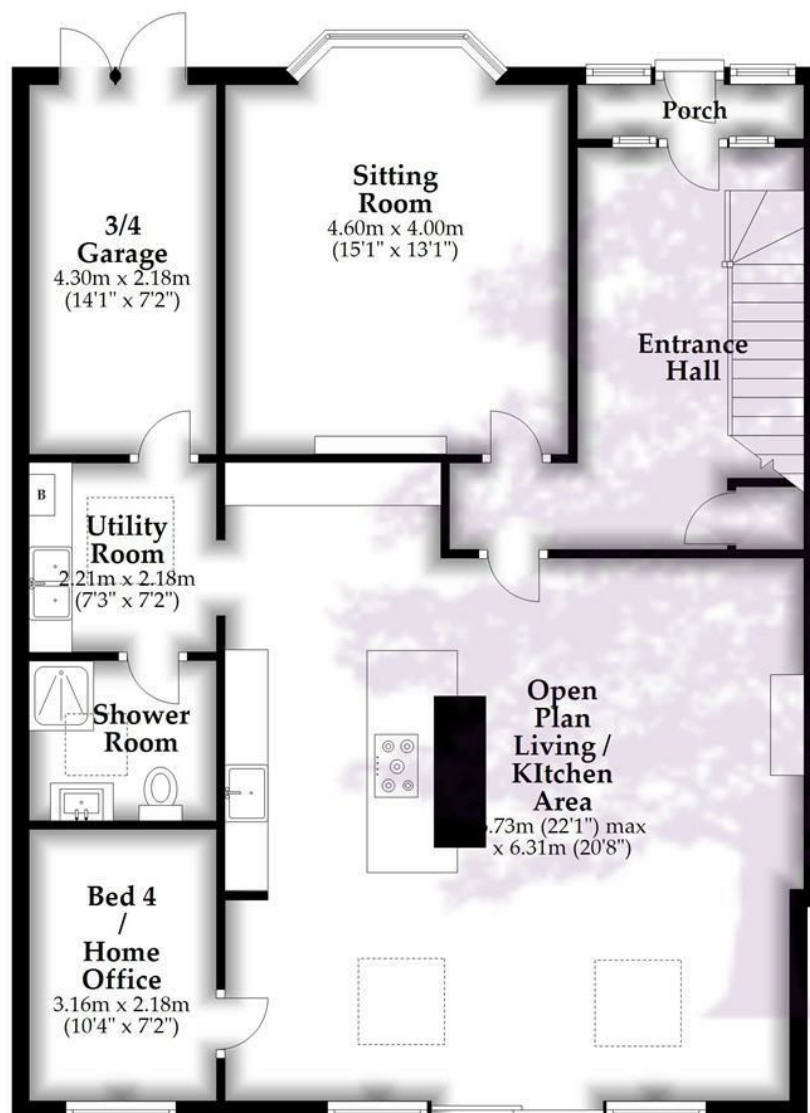


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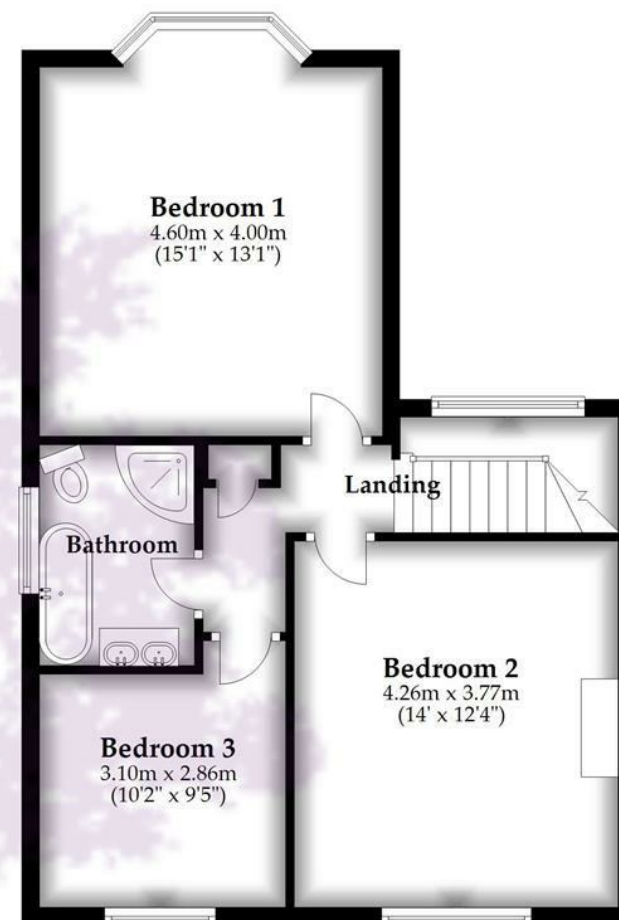
## Ground Floor

Approx. 106.5 sq. metres (1146.1 sq. feet)



## First Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 161.4 sq. metres (1737.8 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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