



102 FALCONDALE ROAD,  
WESTBURY-ON-TRYM, BS9 3JD

---

GOODMAN  
& LILLEY







# 102 FALCONDALE ROAD

## WESTBURY-ON-TRYM BS9 3JD

ASKING PRICE  
£795,000

A wonderful four bedroom semi detached family home with garage / parking and a 100 ft sunny west facing rear garden, well situated for the great local schools and amenities of Westbury on Trym.

We highly recommend this superb home and a viewing at the your first opportunity.

Call, Click or Come in and visit our experienced sales team. [henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

### Location

Conveniently located just a few minutes walk to Westbury Village and Henleaze High Street, this property is well situated for access to the array of independent shops, restaurants, supermarkets and of course The Downs. The Westbury area is also blessed with a great selection of local schools (Private and State) for all ages.

### Accommodation

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

### Ground Floor

#### Entrance Hall

Double glazed entrance door to an open porch and on to the entrance hallway with stairs rising to the first floor, fitted wooden flooring and doors to all ground floor rooms.

#### Downstairs Cloakroom / WC

Fitted WC and wash basin.

#### Sitting Room

Double glazed bay window to the front aspect, feature fireplace, stripped exposed floor boards.

#### Dining Room

Fitted wooden flooring, double glazed window to the rear, feature fireplace.

#### Kitchen / Breakfast Room

An extended kitchen / breakfast room with space for table, double glazed windows to dual aspects,

double doors out top the rear garden and additional velux window for extra light. The kitchen is fitted with modern wall and base units, work surfacing over, sink unit, integrated cooker, hob and extractor hood, spacing and plumbing for washing machine and dishwasher.

### First Floor

#### Landing

Stairs continuing to the second floor, double glazed window to the side and doors to:

#### Bedroom Two

A good sized double bedroom with double glazed bay window to the front elevation and built in wardrobes.

#### Bedroom Three

A good sized double bedroom with built in wardrobes and double glazed window to the rear aspect over looking the rear garden

#### Bedroom Four

Double glazed window to the front aspect.

#### Family Bathroom

Fitted with a modern white suite comprising bath with shower over, WC and wash basin. Tiled surrounds, and double glazed window to the rear.

### Second Floor

#### Landing

Door to:

### Bedroom One

A wonderful master bedroom of great size with feature double glazed windows and double doors to the rear having excellent westerly views over Canford park towards Blaise. Doors to additional roof storage and the ensuite shower room.

### Ensuite

Fitted to a high standard with a modern suite comprising of a walk in oversized shower cubicle, low level WC and wash basin, double glazed window to the rear.

### Outside

#### Front Garden

Providing access to the front door and brick paved parking for two cars with access to the garage at the side / rear of the property.

#### Rear Garden

A superb west facing 100ft rear garden that enjoys the afternoon sun. The garden is mainly laid to lawn with shrub borders and a raised patio area.

### Garage

A useful detached single garage accessed by the front driveway,



- Superb Four Bedroom Family Home
- Extended Accommodation
- 100 ft Wonderful West Facing Rear Garden
- Driveway Parking / Garage
- Popular BS9 Location
- Good Local Schooling Primary and Secondary





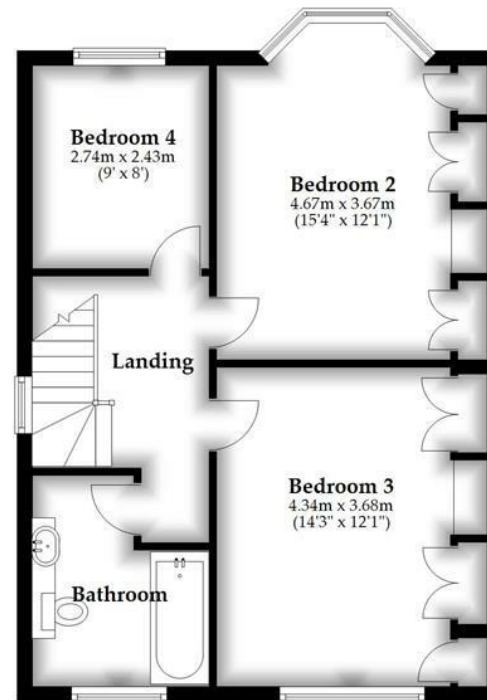
GOODMAN  
& LILLEY



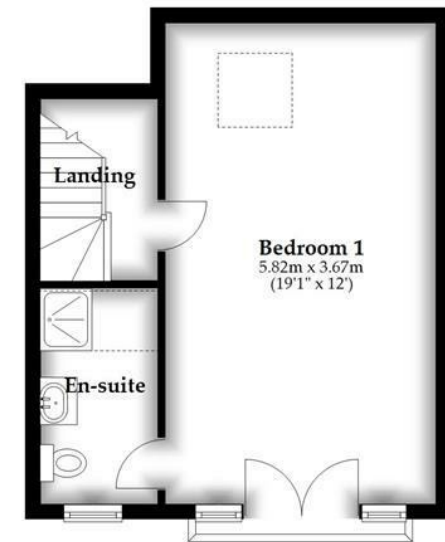
Ground Floor



First Floor



Second Floor



Total area: approx. 156.4 sq. metres (1683.1 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.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.

WWW.GOODMANLILLEY.CO.UK



rightmove

Zoopla