



117 LAKE ROAD,  
WESTBURY-ON-TRYM, BS10 5JG

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GOODMAN  
& LILLEY



AN EXTENDED 1930'S SEMI DETACHED FAMILY HOME WITH AN ABOVE AVERAGE SIZED WEST FACING REAR GARDEN SITUATED IN THE EVER POPULAR LAKE ROAD, CLOSE TO HENLEAZE LAKE AND WITHIN HALF A MILE FROM HENLEAZE ROAD SHOPS.

Location

Situated in the popular and sought after Westbury-on-Trym area of Bristol, with its excellent local amenities on Henleaze High Street and in Westbury on Trym Village, good local schools and the fantastic easy access to Badock Woods and Henleaze Lake.

Accommodation

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

Ground Floor

This wonderful house is entered through a double glazed porch door and a main front door to the entrance hallway. The generous hall has stairs rising to the first floor rooms and feature panelled doors to the ground floor rooms. There are two separate sizeable reception rooms a sitting room to the front of the house and an extended dining room to the rear which has double doors out to the wonderful rear garden. The ground floor is finished with kitchen again which has been extended and now offers good space with wall and base units, work surfacing over, sink, wall mounted gas boiler, integrated cooking appliances, spaces for white goods and space for a breakfast table. Double glazed windows to the side and rear, and double glazed door out to the rear garden.

First Floor

Stairs rise from the entrance hall to a good sized landing (ample space for stairs to a loft conversion should it be required) with doors to all first floor rooms. There are three bedrooms, two large

double rooms one with fitted wardrobing and a third generous single, finally there is a recently refitted family bathroom that offers a quality three piece suite.

Outside

Front Garden

Setting the house back from the road with driveway parking providing access to the house, an attached garage / storage, and a small front lawn.

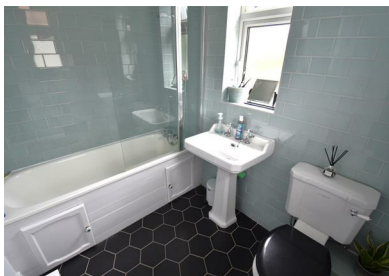
Rear Garden

A wonderful west facing rear garden of above average proportions that backs onto Henleaze lake with expansive lawn, shed, and patio.

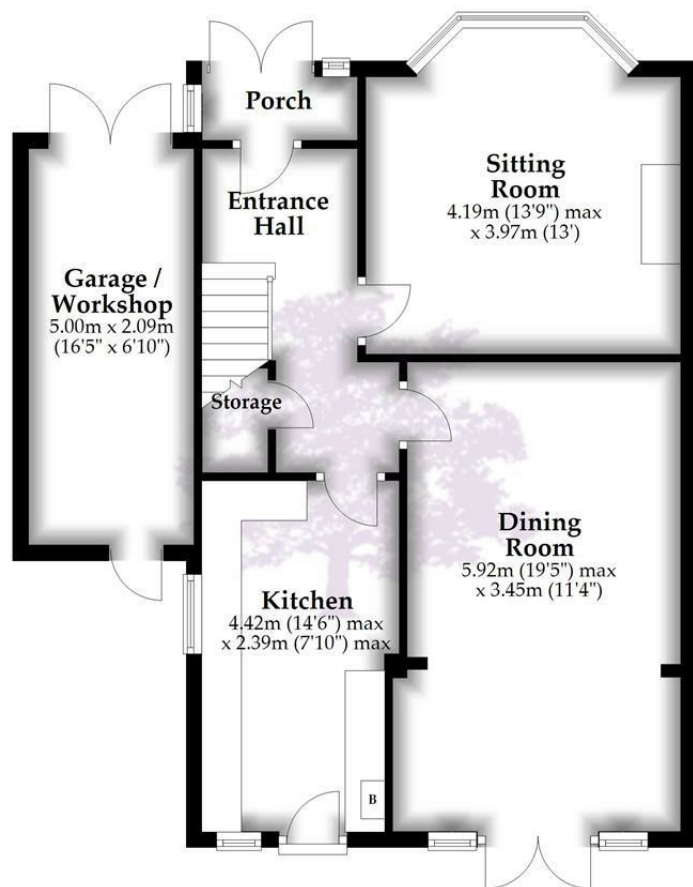
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- Superb Family Home
  - Sought After Location
  - Backing onto Henleaze Lake
- Three Bedrooms
  - Generously Sized West Facing Rear Garden
  - Driveway Parking / Garage



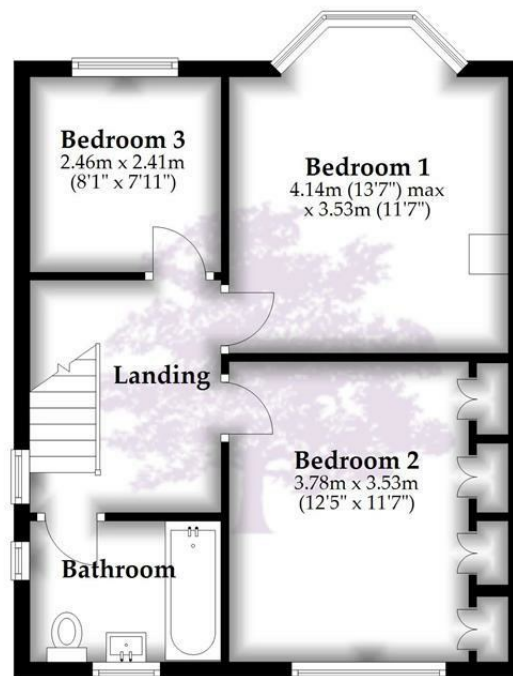
GUIDE PRICE £625,000



## Ground Floor



## First Floor



Total area: approx. 113.6 sq. metres (1222.9 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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