



86 Strathearn Drive, Royal Victoria Park, BS10 6TS

Asking Price £419,950

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

86 Strathearn Drive, Royal Victoria Park, BS10 6TS

A golden opportunity to acquire this immaculately presented four bedroom (two en suite) three storey town house measuring some 1,800 sq ft of accommodation. Situated on the ever popular Royal Victoria Park development and further benefiting from off street parking for two vehicles, garage and a level rear garden. The property is located on the edge of the development, which is situated between Westbury-on-Trym and Henbury and within 1.3 miles of Westbury-on-Trym village, as well as easy access to Cribbs Causeway, the M4, M5 and Bristol city centre.

The light and airy accommodation is arranged over three floors and briefly comprises: entrance hall, cloakroom WC, integral garage utility room and a superb open plan kitchen/dining room which opens to the rear garden. Stairs rise from the entrance hall to the first floor where the delightful galleried sitting room, family bathroom and bedroom with en-suite will be found. Stairs in turn rise to the second floor which is home to the remaining three bedrooms the master bedroom with en-suite.

The property is situated in an plot which allows additional off road parking which leads to the garage. To the rear of the property is a level rear garden. Book your viewing now!

Call, Click or Come in and visit our experienced sales team-01172130777/henleaze@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: F

Services: Mains Gas, Water, Drainage and Electric

- Modern Townhouse
- Excellent Location
- Sought After Development
- Four Bedrooms
- Two En Suites
- Modern Bathroom
- Cloakroom
- 17 ft Sitting Room
- Utility
- Gardens / Garage

Entrance Hall

With part glazed entrance door, tiled flooring, radiator, built in storage, stairs to the first floor and doors to the garage, cloakroom and kitchen / diner.

Cloakroom

Fitted suite, double glazed window to the front, tiled floor, wc and wash basin.

Kitchen / Dining Room

23'11 max x 17'0 max
A wonderful open plan kitchen / dining room with tiled floor, double glazed windows and double doors to the rear, radiator, space for table, fully fitted kitchen area with integrated appliances and door to a utility room.

Utility

7'10 x 5'0
With matching fitted units, spaces for white goods and worktops, sink unit.

First Floor

Landing

Return stairs continuing to the second floor, radiator and doors to:

Sitting Room

17'0 max x 18'6
With balcony over the dining area, double glazed windows and double doors to rear facing balcony, feature fireplace, radiator.

Bathroom

Fitted modern suite with shower over bath, low level wc, sink unit, radiator.

Bedroom 2

13'7 x 11'5
With double glazed double doors to the front with juliet balcony, radiator, fitted wardrobes and door to the en suite.

En Suite

Fitted modern suite with shower cubicle, low level wc and wash basin.

Second Floor

Landing

With built in storage cupboards, doors to:

Bedroom 1

17'0 x 9'1

A superb master suite with built in wardrobes, double glazed double doors to the front with juliet balcony, radiator and door to an en suite shower room.

En suite

Fitted modern suite with shower cubicle, low level wc and wash basin.

Bedroom 3

12'4 x 8'9

Double glazed window to the rear, radiator.

Bedroom 4

8'0 x 7'10

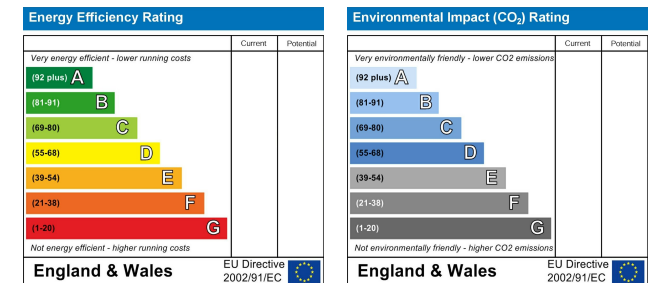
Double glazed window to the rear, radiator.

Outside

There is an open plan front garden with driveway parking for two cars also providing access to the garage. The rear garden is fully enclosed and a excellent mix of decking and paved patio areas.

Garage and Parking

Driveway parking and integrated single garage having an electric roller door and measuring 18'6 x 9'1



Bristol

156 Henleaze Road, Henleaze

Bristol, BS9 4NB

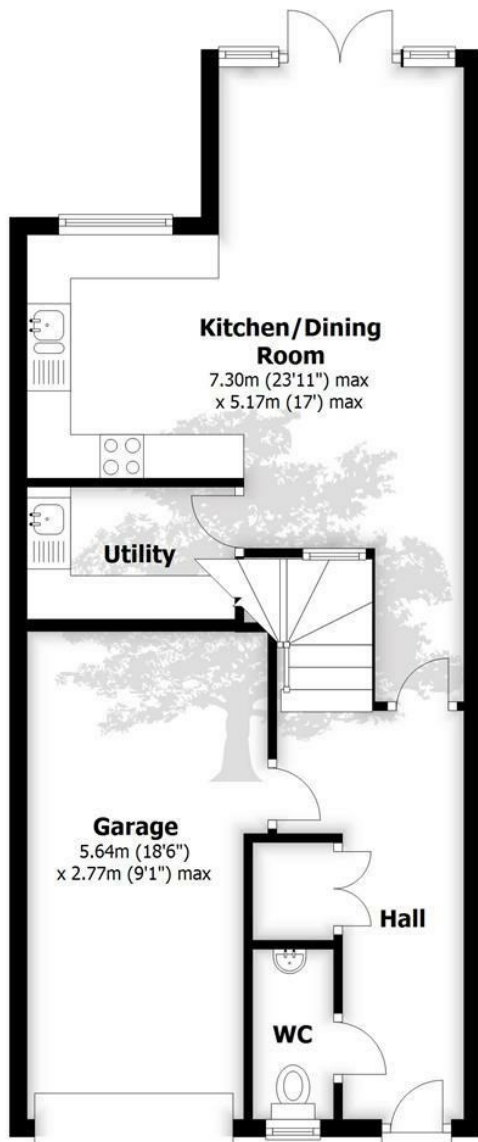
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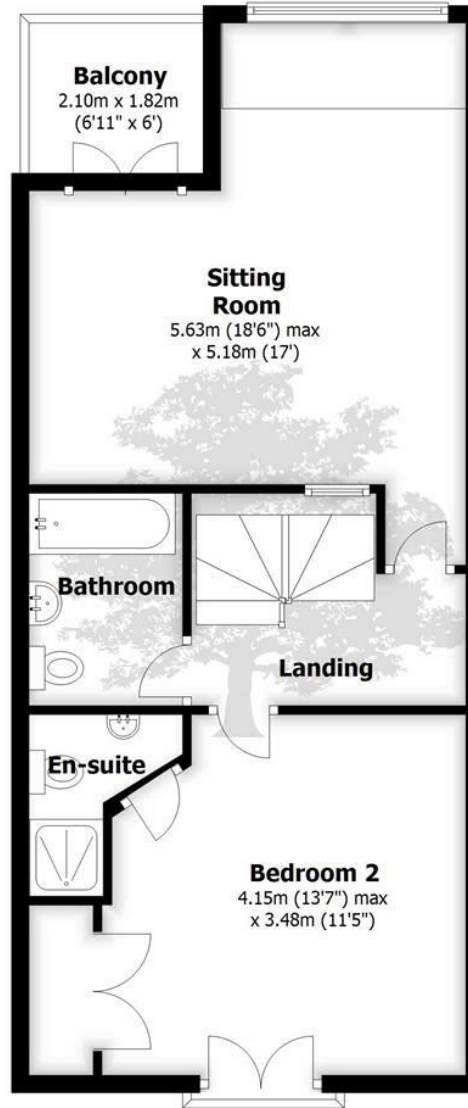
Ground Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



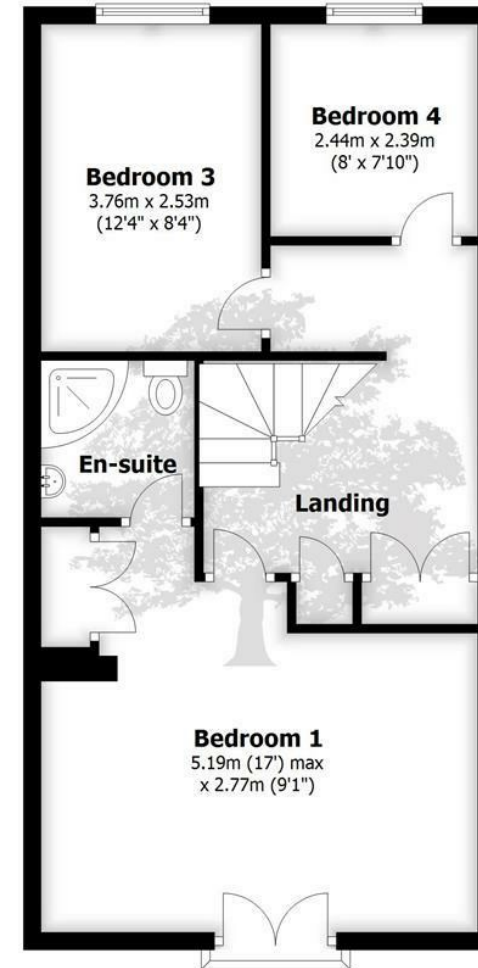
First Floor

Approx. 56.3 sq. metres (605.8 sq. feet)



Second Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



Total area: approx. 164.2 sq. metres (1767.4 sq. feet)



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 and 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.