



162 SOUTHMEAD ROAD,  
WESTBURY-ON-TRYM, BS10 5DR

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**GOODMAN  
& LILLEY**







# 162 SOUTHMEAD ROAD

## WESTBURY-ON-TRYM BS10 5DR

# OFFERS IN EXCESS OF £500,000

A beautifully presented three-bedroom home situated in the sought-after Westbury-On-Trym area, offering spacious and versatile accommodation throughout. Featuring two reception rooms, an extended kitchen, attractive family bathroom, loft room with power and lighting, off-road parking, garage, and a private south-easterly facing rear garden with charming outbuilding. Ideally located close to local amenities, Southmead Hospital, excellent transport links, and highly regarded schools, this property is perfect for families and professionals alike.

### Accommodation

Please see floor plans for measurements

### Ground Floor

Upon entering, you are welcomed by a bright and inviting hallway featuring attractive wooden flooring and access to the spacious living room. Bathed in natural light from the charming bay window overlooking the front garden, the living room creates a warm and cosy atmosphere, enhanced by a feature gas fireplace with decorative wooden surround.

To the rear of the property, the dining room provides an ideal space for entertaining and family living, complete with a second feature fireplace and double French doors opening onto the rear patio and garden. The extended kitchen has been thoughtfully designed with wooden worktops, cream wall and base units, stylish tiled splashbacks, and a traditional Belfast sink. Offering ample space for appliances and direct access to

the garden, this is a practical yet stylish space for everyday living.

### First Floor

The first floor boasts three well-proportioned bedrooms, all accessed from a light-filled central landing with side window. The principal and second bedrooms enjoy peaceful views over the rear garden, while the third bedroom overlooks the front aspect. Completing the accommodation is an attractive family bathroom fitted with a contemporary three-piece white suite, mixer shower over the bath, wood-effect flooring, and charming wooden windowsills.

The property also benefits from a useful loft room complete with power and lighting.

### Externally

Externally, the property offers generous off-road parking and an attached garage, providing excellent practicality. To the

rear, the private south-easterly facing garden offers a wonderful space for relaxing and entertaining. A particularly charming addition is the attractive outbuilding featuring mock Tudor detailing and bay windows, ideal for storage or potential use as a home office or studio, subject to the necessary permissions.

### Location

Located in the popular and well-connected area of Westbury-On-Trym, this property enjoys a convenient position within walking distance to Henleaze Highstreet, reputable schools, and excellent transport links. Southmead Hospital is within easy reach, along with nearby shops, supermarkets, cafés, and leisure facilities. The property also benefits from excellent access to Gloucester Road, Cribbs Causeway, and Bristol city centre, while nearby motorway connections and public transport routes make commuting straightforward. With a variety of green

spaces and parks close by, the area perfectly balances everyday convenience with community living.



- Beautifully presented three-bedroom family home
- Loft room with power and lighting
- Spacious living room and separate dining room with French doors
- Private south-easterly facing rear garden with attractive outbuilding
- Extended kitchen with Belfast sink and wooden worktops
- Off-road parking, attached garage, and excellent transport links



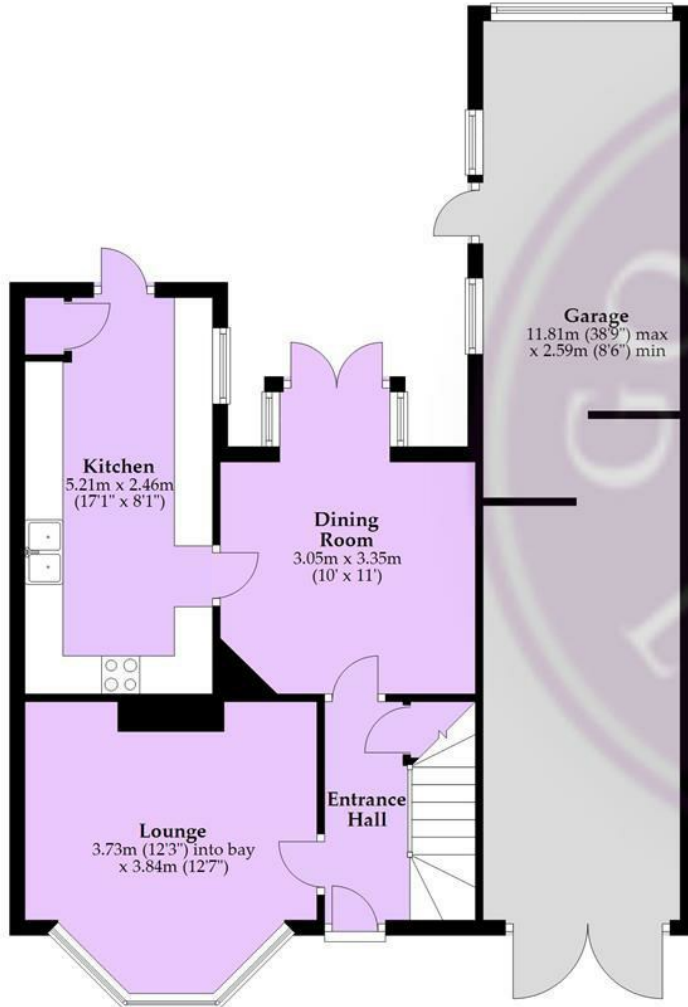


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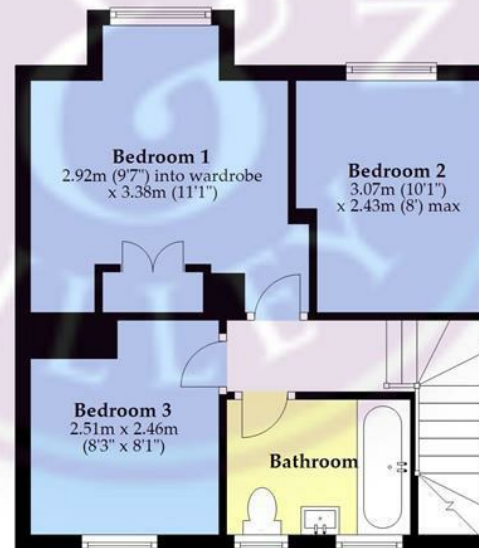
### Ground Floor

Approx. 74.0 sq. metres (796.3 sq. feet)



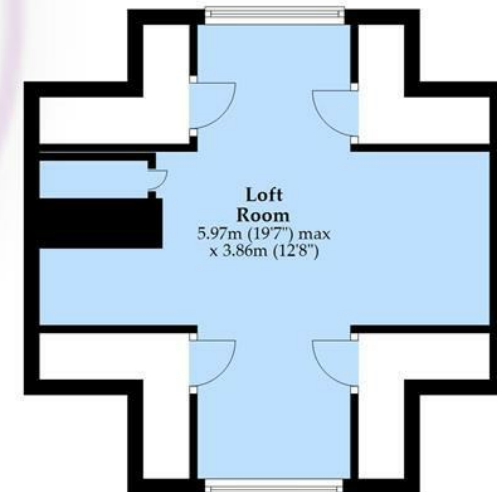
### First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



### Second Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



Total area: approx. 139.2 sq. metres (1498.4 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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