

estate agents **auctioneers**

**hollis  
morgan**



**137 Abbey Road, Westbury-On-Trym, Bristol, BS9 3QJ**  
**Offers In Excess Of £599,950**

Hollis Morgan - An immaculately presented semi detached family home bordering Canford Park.

### Description

This spacious and beautifully presented 1930's 4 bedroom semi-detached family home is situated on the ever popular "Abbey Road" which is ideally located to take advantage of fantastic amenities and well regarded local schools. The generous accommodation is set over several levels, with the ground floor comprising traditional entrance hall, open plan reception/dining room complete with French doors leading to garden, separate W.C and fully fitted kitchen with integrated appliances. The first floor of the property consists of 3 well-appointed double bedrooms and an immaculately presented tiled bathroom suite. Occupying the top floor is bedroom 3 with ample storage space and fine views. Externally the property enjoys a paved driveway, detached garage and large garden which borders the neighbouring "Canford Park".

### Location

Westbury-on-Trym lies to the North West of Bristol's city centre and is advantageously placed with a host of amenities on the doorstep. These include primary schools (Elmlea and W-O-T Primary) as well as secondary schools, state and independent. There is open parkland and woodland walks with Durdham Downs and the Kings Weston Estate respectively nearby. For health and leisure there are sports clubs and tennis clubs (the closest of which is within the adjacent University campus) as well as golf courses. For the commuter there is good ease of access to the motorway networks, M5, M4, M32 and Bristol's commercial centre.

### Hallway

Under stairs storage, cloakroom and radiator.

### Reception

Electric feature fireplace, radiators, double glazed bay window to front elevation.

### Dining Room

Radiator, french doors leading to garden.

### Kitchen

Fitted kitchen with matching wall and base units, laminated work surfaces, tiled splash backs stainless steel sink/drainer. Integrated oven and gas hob with extractor, plumbing for appliances, Worcester gas boiler and radiator. Double glazed windows with view over the garden. Rear access.

### Bathroom

Three-piece white suite comprising bath with overhead shower and tiled surround, W.C, wash basin, heated towel rail, radiator, vinyl flooring, frosted double glazed windows and built in storage containing water tank.

### Bedroom 1

Double glazed windows to rear and radiator.

### Bedroom 2

Double glazed windows to front, built in wardrobes and radiator.

### Bedroom 3

Wardrobe and storage space, Velux window and radiator.

### Bedroom 4

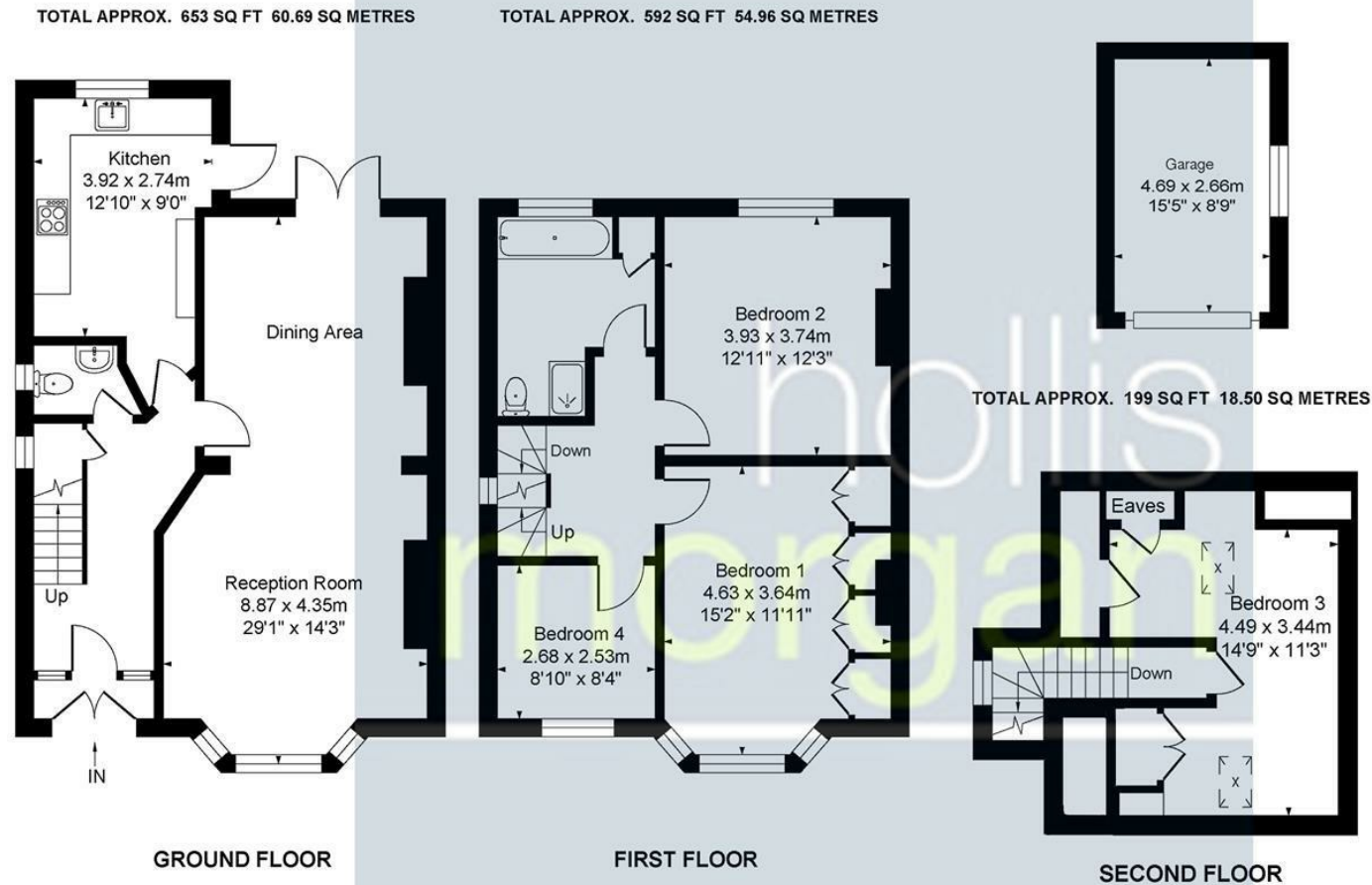
Double glazed windows and radiator.

### Garden

Secluded and easy to maintain garden mainly gravelled with flower beds, patio and decked area. Bordering Canford Park. Side access.



137 Abbey Road, Westbury-On-Trym, Bristol, BS9 3QJ  
 APPROX. GROSS INTERNAL FLOOR AREA 1578 SQ FT 147 SQ METRES

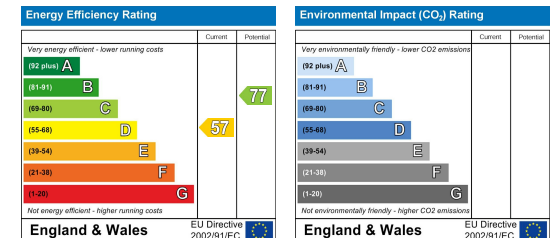


Illustrated for identification purposes only, measurements are approximate, not to scale.

e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis  
morgan

---