estate agents auctioneers

hollis morgan

30 Charlton Lane, Brentry, Bristol, BS10 6SQ

£535,000

Hollis Morgan - Back to Market 22/6 - A substantial family home with large garden and spacious workshop. No Onward Chain. Huge Potential.

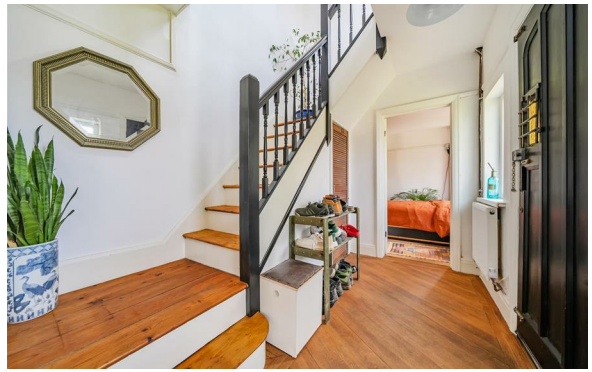
- Detached family home
- Separate dining room and sitting room
- 3 double bedrooms
- Spacious garage/workshop
- Large front and back established garden
- Double glazing
- No onward chain
- Potential to extend

The Property
Nestled in the sought-after residential area of Brentry, 30 Charlton Lane presents a delightful opportunity for those seeking a spacious family home. This charming, detached property is set on a generous plot, offering ample living space across two inviting floors.
As you step inside, a large hallway greets you, leading to a bright sitting room on the right and a formal dining room on the left. The dining room connects to a light-filled kitchen, thoughtfully designed with matching gloss base and wall units and fitted electric hob, oven and extractor fan. Natural light pours through the bay windows of both the sitting and dining rooms, creating a warm and welcoming atmosphere. The sitting room also features French doors, providing direct access to the garden—a perfect spot to relax and unwind. A convenient downstairs WC, a handy storage room, and a delightful conservatory off the kitchen add to the practicality of this home.
Upstairs, you will find three generously sized double bedrooms, alongside a family bathroom complete with a bath, shower over, vanity basin, and a separate WC.
Outside, the property boasts a large plot with mature trees and lush borders, offering plenty of space for outdoor enjoyment. The rear garden is spacious, with a path leading to a sizable garage/workshop—ideal for those in need of extra storage or workspace.
This lovely property has the potential to become a truly beautiful family home, offering both comfort and ample outdoor space to enjoy for years to come.

Location
Charlton Lane is located on the edge of the Blaise Castle Estate within a few minutes' walk of the enchanting woodland and open parkland and is only 1 mile from the local shopping facilities of Westbury Village with its wide range of independent retailers whilst the regional shopping Centre at Cribbs Causeway is within 3 miles as is the regional motorway network with excellent local bus routes also situated within close proximity.

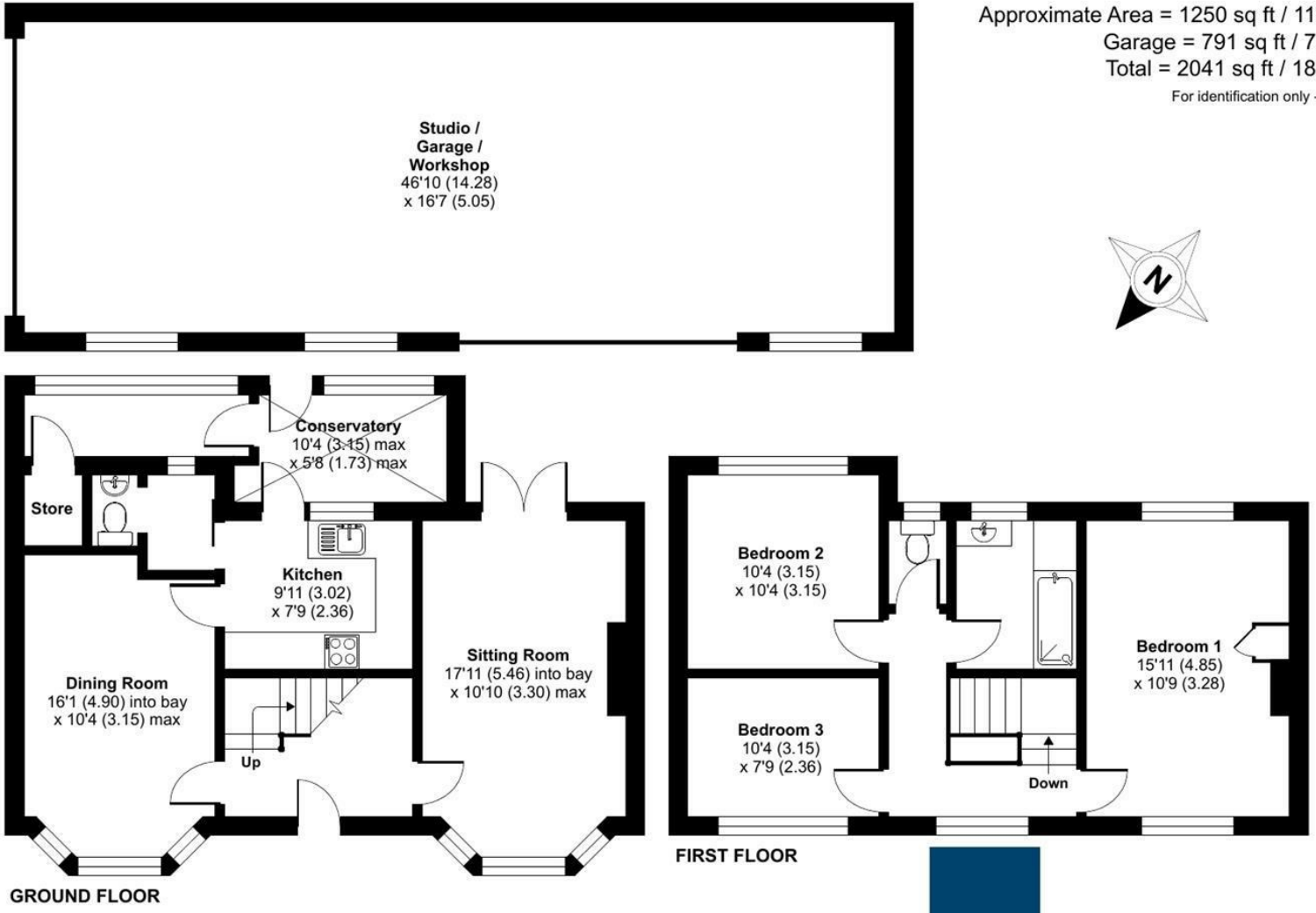
Other Information
Freehold.
Council Tax Band: E

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



Charlton Lane , Brentry, Bristol, Bristol, BS10

Approximate Area = 1250 sq ft / 116.1 sq m
Garage = 791 sq ft / 73.5 sq m
Total = 2041 sq ft / 189.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1250462

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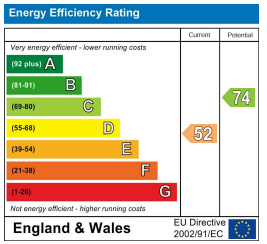

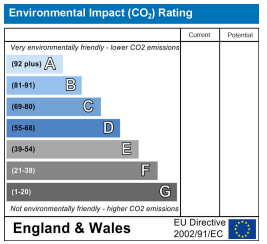

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