



MAGGS
& ALLEN

42 BISHOP MANOR ROAD
WESTBURY-ON-TRYM, BRISTOL, BS10 5BD
£525,000

A four-bedroom semi-detached house in the popular location close to Gloucester Road and Henleaze with sizeable south-facing garden and off-street parking.

Property Details

Entering in through the vestibule, you are welcomed by a light and airy space, leading to a ground floor room which comprises of a dining space with a feature fireplace and sliding doors with views of the impressive, south-facing garden. Sat adjacent, and undoubtedly one of the highlights of the property, is the impressive, open-plan kitchen/living room. This is an expansive space providing access to the garden through sliding doors and fitted with a modern kitchen featuring a range of base units and wall-mounted units. From the kitchen, there is a large living space perfect for socialising with friends or for family gatherings.

Ascending to the first floor, you will find a wide landing space that features built-in storage, four bedrooms - three comfortable doubles, and a single. A modern bathroom with three-piece suite including corner bath, and a shower-room with modern walk-in shower enclosure complete this level.

Externally, there is a gorgeous, South-facing garden featuring an array of mature trees and shrubs, flower borders and off-street parking for two cars. There is also a patioed area which is great for alfresco dining and entertaining.

Location

Westbury-on-Trym is a village on the outskirts of Bristol city centre dating back over a 1000 years. Named after the River Trym running through it, with a strong community feel, centred around The Holy Trinity Church. At the heart of the village is a war memorial where the three main shopping streets converge. The village boasts a good selection of local independent shops as well as cafes, banks, restaurants and family friendly pubs.

The village is ideally suited to the needs of growing families offering excellent local schools including Westbury-on-Trym Church of England Academy, Elmlea Infant School, Elmlea Junior School and Bristol Free School. The jewel in its crown has to be the ever-popular Canford Park - a family friendly recreational space with playground, tennis courts, football pitches and a bowling green.

Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.

Schools

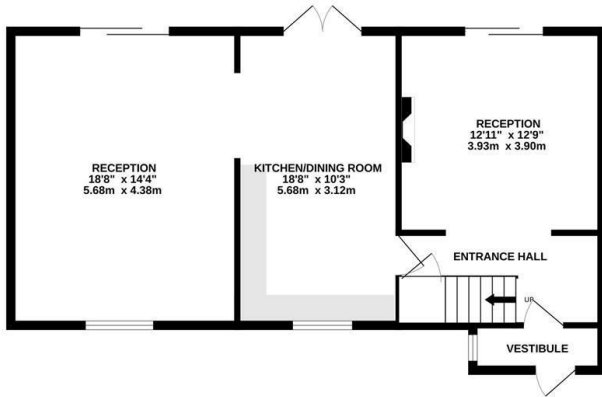
Horfield Church of England Primary School - Distance: 0.09 miles

St Teresa's Catholic Primary School - Distance: 0.53 miles

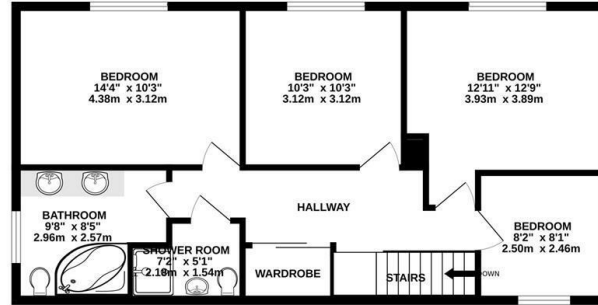
Orchard School Bristol - Distance: 0.67 miles



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Four bedroom family home
- Expansive, open-plan kitchen/living space with direct access to the garden
- Beautiful, South-facing garden
- Off-street parking for two cars
- Two bathrooms
- Convenient location
- Good local schools

Guide Price: £525,000

Tenure: Freehold

Council Tax Band: C

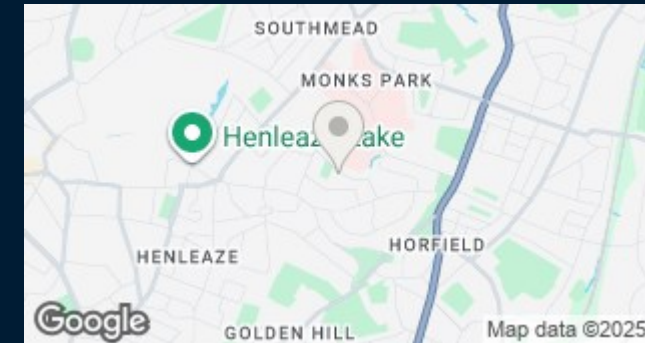
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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