



MAGGS
& ALLEN

341 CANFORD LANE
WESTBURY ON TRYM, BRISTOL, BS9 3PN
£575,000

A well-presented and much-improved three-bedroom semi-detached property with off-street parking, garage and a superb rear garden backing on to the Blaise Estate. Located within a desirable pocket of Westbury-on-Trym.

Summary

The entrance hall is welcoming and open with an under stairs cupboard which houses the Vaillant combi boiler and access to downstairs rooms.

The kitchen and living spaces have been opened up to create an open-plan area that flows seamlessly, with windows to front and rear flooding the room with light. The kitchen has been recently fitted with contemporary units and integrated appliances, and patio doors lead to what is a fabulous rear garden.

On the first floor there are three well-proportioned bedrooms, bathroom and second separate WC. The master is to the front and is a large bright room, the second is to the rear with pleasant views of Blaise Estate. The third is a generous single. Decoration is in good order throughout, with mainly neutral tones.

Externally, the property benefits from a very long driveway (circa 65 ft) providing off-street parking for several cars. There is also a very large (almost 100ft) rear garden with lovely open aspect onto the Blaise Estate. There is a raised decked area reached from double doors from the living room, paved patio with the rest laid to lawn. There is also a pond and a large (4.5m x4m) summer house - ideal working from home space or office - and a recently built garage.

Schools

Stoke Bishop Church of England Primary School - Distance: 0.74 miles

Elmlea Junior School - Distance: 0.88 miles

Badminton School - Distance: 0.97 miles

Blaise High School - Distance: 1.06 miles

Location

Westbury-on-Trym is a popular 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.

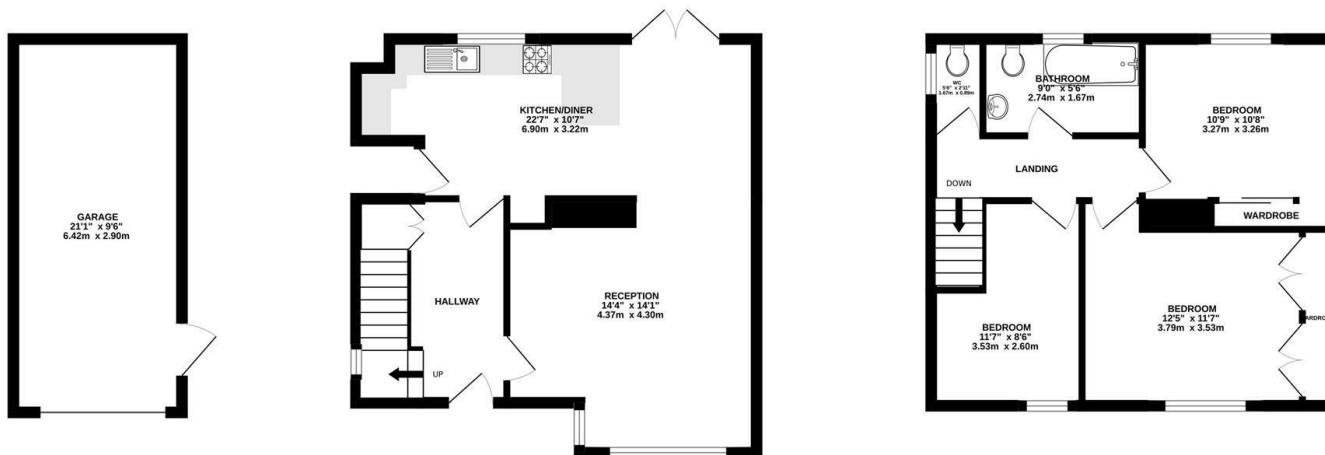
Well-known for its 1930s architecture and well-sized gardens, Westbury-on-Trym is a stones-throw from open green spaces of The Downs, just 3 miles from the city centre and providing excellent public transport and easy access to the motorway network and Cribbs Causeway shopping centre.



GARAGE
201 sq.ft. (18.6 sq.m.) approx.

GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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- A well-presented semi-detached property
- Open-plan living spaces
- Occupying a large plot including a large rear garden (approx 100ft)
- Modern kitchen and bathroom
- Off-street parking for multiple cars
- Garage
- Three-bedrooms
- Desirable area

Guide Price: £575,000

Tenure: Freehold

Council Tax Band: C

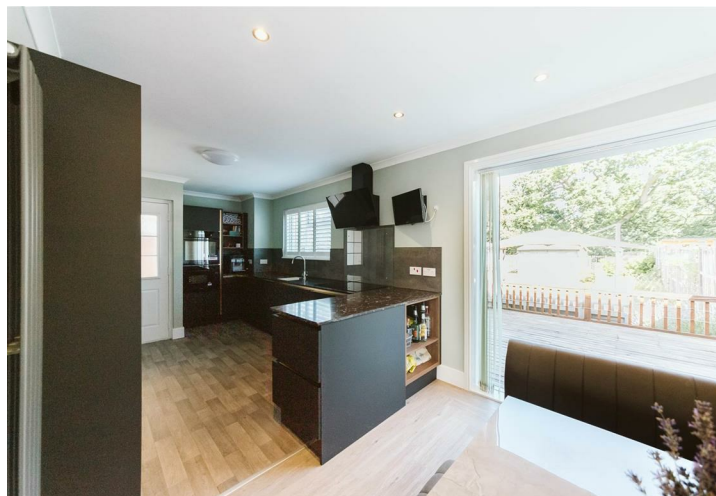
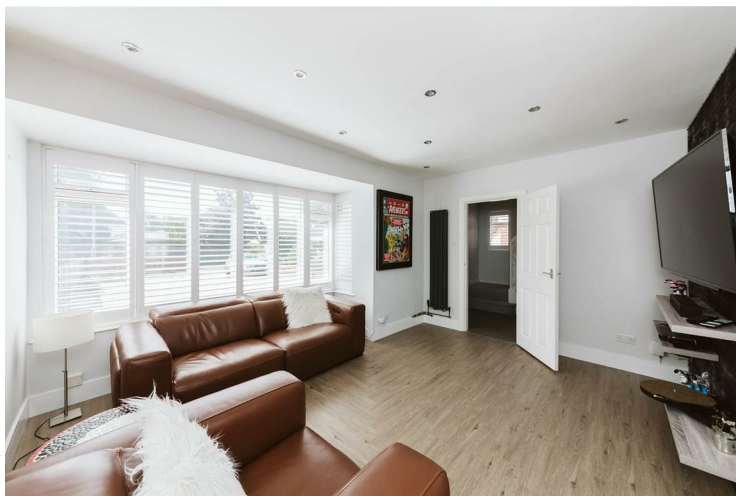
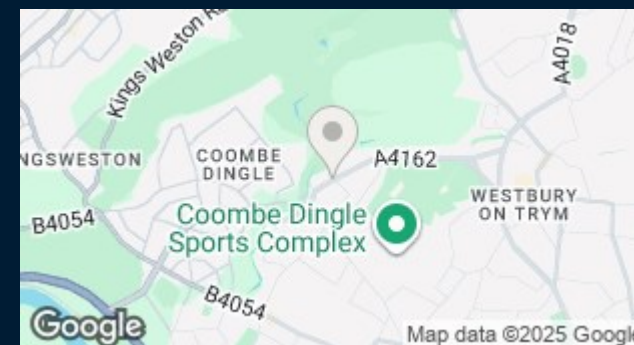
EPC Rating: D

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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