



A comfortable family home with off road parking and south-east facing garden.

Cherington Road, Westbury-on-Trym, Bristol, BS10

£625,000 Freehold

savills



Semi-detached family home • Bay-fronted sitting room • Extended open-plan kitchen/dining/family room • Utility and ground floor WC • Three bedrooms • Family bathroom • South-east facing rear garden • Off road parking leading to former garage

About this property

A light and bright three bedroom semi-detached family home situated on a quiet tree-lined residential road. The property has been extended and upgraded during the current owners tenure and provides well-balanced accommodation over two floors and a high degree of natural light throughout.

Entry is to a generous hall with stripped wood flooring and a light colour palette which is visible throughout the house. At the front elevation, a bay-fronted sitting room includes features such as picture rails, stripped wood flooring, Multi-fuel burning stove and in-built storage within the alcoves. Along the hall and at the rear is the open-plan kitchen/dining/family room which is the heart of the home. Extended and upgraded by the current owners including a stylish kitchen with shaker style wall and base units, full length fridge and separate freezer and integrated NEFF appliances include a double oven, dishwasher and an induction hob sits within the central island with extractor above. Three Velux windows and bi-fold doors leading to the rear garden allow ample natural light to pour in. Parquet flooring runs underfoot throughout this space and into the useful utility room with plumbing for washing facilities, basin and wall-mounted boiler. Completing the ground

floor accommodation is a WC beneath the stairs and further storage.

Stairs rise to the first floor with three well-proportioned bedrooms. The principal bedroom is positioned at the front elevation, bay-fronted and enjoying a pleasant outlook over neighbouring properties. Two further bedrooms sit at the rear and enjoy open views across the gardens. The family bathroom is tiled with Mandarin Stone marble throughout and a modern suite including bath with shower over, WC, basin and heated towel rail. There is a small cubbyhole at the front elevation with stained glass window and further storage.

The property is fronted by a low-maintenance garden, laid to lawn with low-boundary wall and hedge. A driveway provides off road parking for a number of vehicles, side access to the rear garden and leads to the former garage which has been neatly split into two spaces; the front, accessed from the driveway, has a new up and over garage door and provides useful storage. The rear is currently used as a home office, accessed from the garden and with a Velux window above. The rear garden enjoys a sunny south-east orientation with large patio immediately off the kitchen, perfect for al fresco dining. The garden is predominantly laid to





lawn with pathway leading to the rear.

Local Information

A wide range of amenity are within proximity including an array of supermarkets, bars and restaurants in Henleaze (Henleaze Road). Henleaze Road includes a Waitrose, cinema, a number of coffee shops and an independent fruit and vegetable store. Bristol Free School is approximately 1.3km away and a myriad of sporting opportunities including golf courses (Henbury and Shirehampton) and leisure centres including David Lloyd, Horfield and Henbury. There are a number of open green spaces nearby including Horfield Common, Blaise Castle Estate and Coombe Dingle sports complex. Durdham Downs provides 400 open acres of open parkland and picnic areas. The nearby A4018 serves the commercial centre including shopping at Cabot Circus and Cribbs Causeway and extends to the motorway network M5 and

M4. Bristol has two mainline train stations (Temple Meads and Parkway) with extensive services to many cities nationwide including London and the South West. For international travel there are many flights available from Bristol Airport.

Tenure

Freehold

Local Authority

Bristol City Council, Bristol

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone:
+44 (0) 117 933 5800.



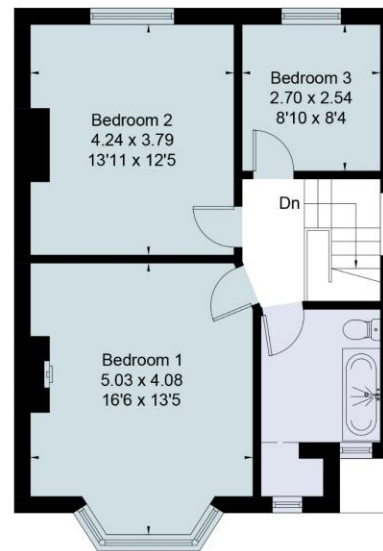


Approximate Area = 128.1 sq m / 1379 sq ft
Garage = 3.7 sq m / 40 sq ft
Outbuilding = 5.9 sq m / 63 sq ft
Total = 137.7 sq m / 1482 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)
For identification only. Not to scale.
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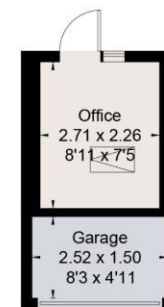


Ground Floor

[] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		38
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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