GOODMAN & LILLEY



72 SANDYLEAZE, WESTBURY-ON-TYRM, BRISTOL, BS9 3PX

GUIDE PRICE £575,000

72, SANDYLEAZE
WESTBURY-ON-TYRM

LOCATION
Prime location - quiet cul-de-sac location, strong family demographic, close proximity to Westbury-on-Trym village shops, cafes and pubs, along with the shops and pubs on Stoke Lane and Tesco Express and Coop on Shirehampton Road. It's one of the greener parts of Bristol, with a semi-rural feel whilst only being 15-20 minutes from the city centre. It is very well placed for walks within the beautiful Blaise Castle Estate minutes from the front door, The Downs, Canford Park with tennis courts and large children's play area, Trym Valley Walkway and Henbury Golf Club. The Coombe Dingle sports centre within 5 minutes walk offers indoor and outdoor tennis courts, along with various weekend sporting clubs and societies for all ages. Whiteladies Road and Clifton Village easily accessible and convenient for commuting out of town via M5 motorway junctions 17 and 18.

In terms of schooling, there are a number of options for primary aged children: Westbury-on-Trym Church of England Academy, Elmlea Infant and Junior Schools, Stoke Bishop Church of England Primary School and St Ursula's E-ACT Academy. For secondary education, the property is within the Admission Priority Area for Bristol Free School, and also within walking distance of Redmaids' High School and Badminton School.

ACCOMMODATION
Please see the floorplan for room measurements and the property layout.

GROUND FLOOR
The property is accessed via a tarmac driveway to the side and an entrance door leading into the entrance hall. The bright and airy hallway takes you to the main living spaces: the sitting room, kitchen/dining room, modern bathroom, master bedroom, and stairwell to the first floor. The open plan living spaces are ample and enjoy the sunshine from early morning to late evening.

The sitting room is to the front of the house with large window overlooking the lawn and opens directly to the dining to the rear with patio doors opening out into the rear garden. The wonderful modern fitted kitchen opens to the dining room and has a range of wall and base units, worktops, sink, built in oven and hob. There is a window to rear, and a door giving access into an additional covered area/lobby leading to a newly created utility space, and garage/ with workshop / storage room. A door from the side covered area/lobby links the front driveway to the rear garden.

Finally to the ground floor there is the master bedroom with window to front. The property also benefits from a ground floor bathroom fitted a modern white suite with obscured windows to side.

FIRST FLOOR
To the first floor, the landing gives access to two further similarly sized bedrooms and plenty of storage. Both bedrooms have views to the front and rear respectively. There is a storage room from the landing which provides useful space and has potential for an upstairs shower room should that be necessary. The first floor also offers excellent useable storage into the eaves.

OUTSIDE

GARDENS
The property is set centrally in its plot with front and rear gardens. The front garden sets the house back from the road with a lawn and driveway parking also providing access to the garage and rear garden with patio and lawn.

GARAGE / DRIVEWAY
Driveway parking for cars to the front provides access to a generous garage with workshop to the side of the property.







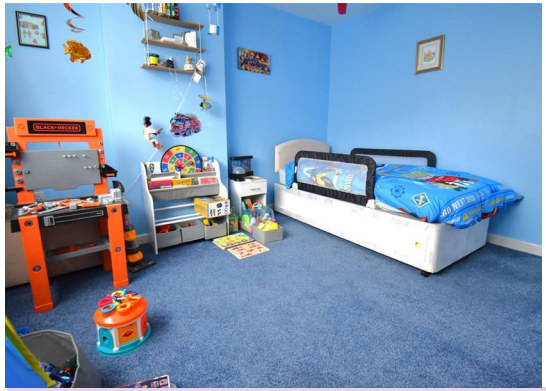




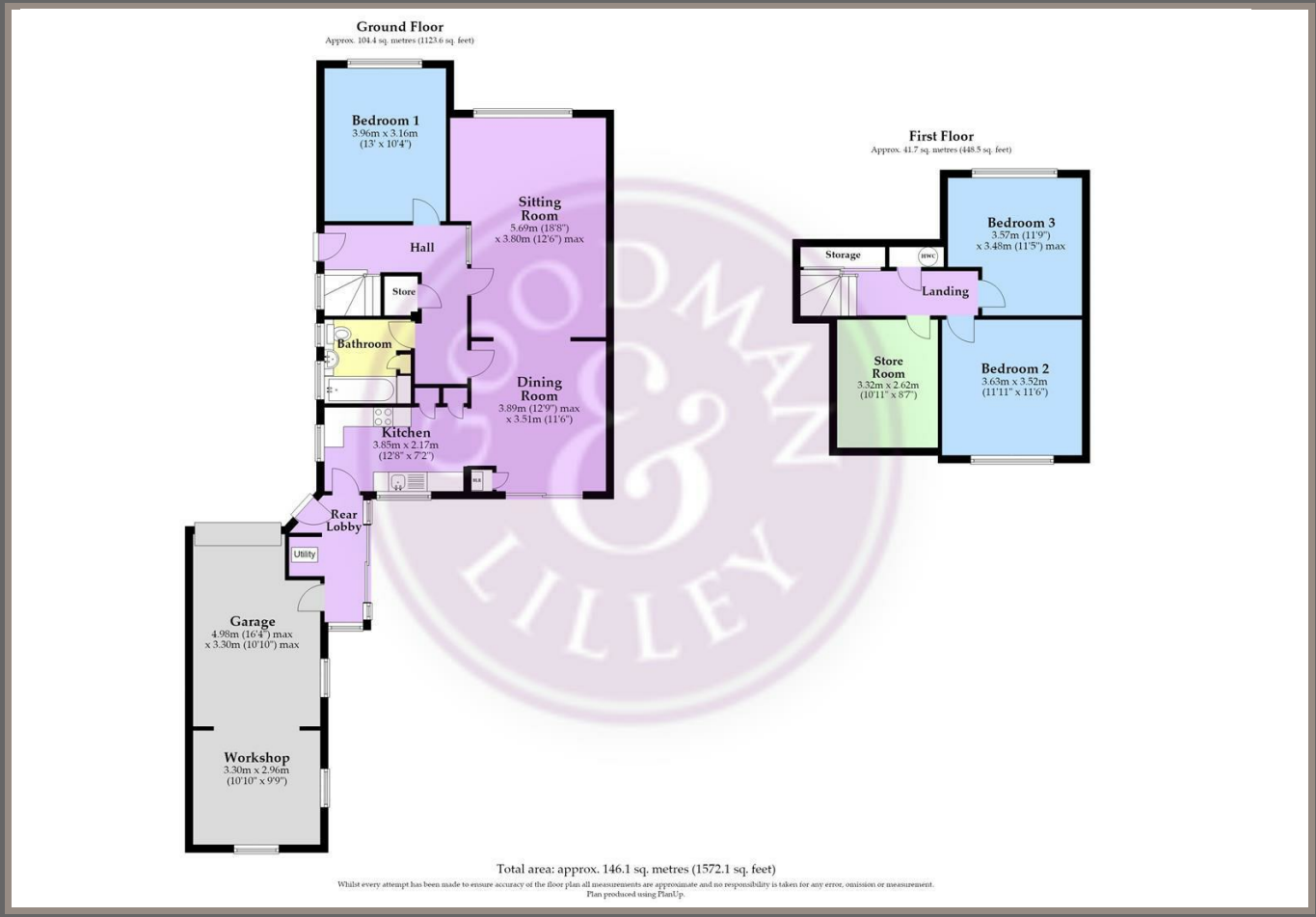












3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL 1572.10 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - E

- Semi Detached Home
- Generous Open-plan Living
- Sought After BS9 Location
- Three Double Bedrooms
- Downstairs Master Bedroom / Bathroom
- Gardens / Driveway Parking / Garage with Workshop

Goodman & Lilley

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE
156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

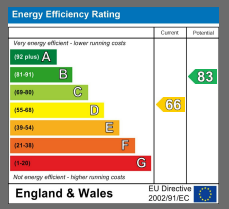
PORTISHEAD
Rembrandt House
36 High Street]
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

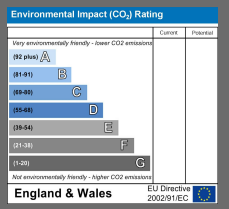
CLEVEDON
28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

SHIREHAMPTON
9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

LETTINGS
01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

LAND & NEW HOMES
0117 213 0151
LNH@GOODMANLILLEY.CO.UK





Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm