



**11 ABBEY ROAD**

Westbury on Trym, Bristol, BS9 3QN









# 11 Abbey Road

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A superb four bedroom family home which has been comprehensively refurbished by the current owners, whilst also boasting a spacious westerly facing garden.

\* FABULOUS CIRCA 1,700 SQ. FT FOUR-BEDROOM FAMILY HOME \*  
ENCLOSED WESTERLY FACING PRIVATE GARDEN \* OPEN PLAN FAMILY  
KITCHEN DINER \* RETAINED PERIOD FEATURES THROUGHOUT \*  
OFFERED WITH A COMPLETE ONWARD CHAIN OF JUST ONE PROPERTY  
ABOVE \* GARAGE AND OFF-STREET PARKING \* VERY CLOSE PROXIMITY  
TO ELMLEA SCHOOLS AND BRISTOL \* FREE SCHOOL \* EPC: D

## Situation

Abbey Road is a desirable and quiet part of Westbury on Trym lying to the North West of Bristol's city centre, just moments away from restaurants, cafes, pubs and shops on Stoke Lane and a wider array of shops and services in the nearby village. The location is very popular with families being within very close proximity to the highly sought after Elmlea Infant & Junior schools, Canford Park, and Bristol Free School.

There is open parkland and woodland nearby at Durdham Downs and the Kings Weston Estate respectively. For health and leisure there are sports clubs and tennis clubs (the closest of which is within the adjacent University campus) as well as local golf courses.

For the commuter there is ease of access to the motorway networks, M5, M4 and M32 as well as Bristol's commercial centre. The property enjoys an attractive westerly facing garden & benefits from having driveway parking, a garage, and plenty of extra street parking in the immediate vicinity.

## For Sale Freehold

This immaculate light and airy family home has been stylishly modernised by the current owners with great care, who have succeeded in maintaining and restoring attractive original features, whilst also renovating the property from top to bottom; including a new roof which was fitted in 2016.











The accommodation is arranged over three floors. A useful storm porch with integrated storage leads into a spacious, welcoming entrance hall with original wooden wall panelling and flooring, and 'Art Deco' features which is a theme that carries throughout the house. The hallway leads into both main reception rooms and also provides access to a downstairs WC with further under-stairs storage.

To the front of the property is a very spacious and comfortable sitting room with a large bay window and integrated gas fireplace. The feature room of the property is the large, extended open plan kitchen dining room which provides a fabulous family and entertaining space.

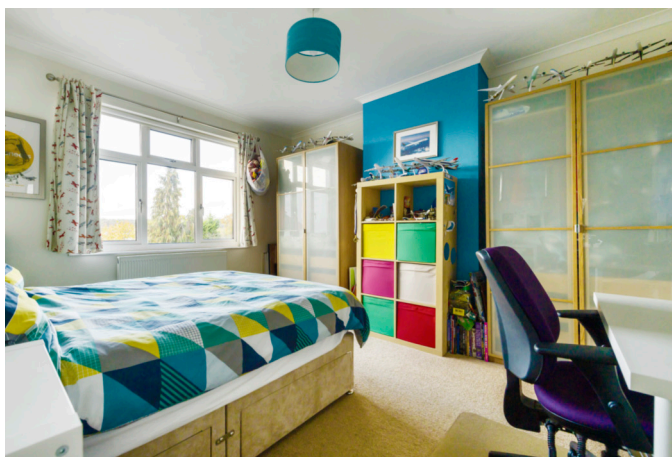
The modern kitchen is fitted with high quality built-in appliances, double sink, American Fridge Freezer and sizeable hardwood counter tops. The open plan space leads to a family dining room complete with feature fireplace and original flooring.

Both areas open to a private west facing patio which is ideal for outdoor summer dining and a private garden which is not overlooked from the rear elevation.

Ascending the stairs to the first-floor, a landing provides access to two double bedrooms and a further master bedroom which features a pair of large fitted wardrobes and bay window. To the rear of the property on this level is an Art Deco style family bathroom with white suite comprising large bathtub and separate shower enclosure.

The top floor of the property is a wonderful dual aspect room, complete with en-suite and a wealth of eaves storage.

This space offers a very generously proportioned fourth double bedroom – ideal as a master bedroom, guest suite or even home office space. Light pours through this room from large double glazed windows on one side and a Velux window situated on the other. This room offers spectacular and uninterrupted westerly views over to Coombe Dingle and beyond



## Outside

11 Abbey Road enjoys an attractive approach with a neat lawn to the right and adjacent to this is the paved driveway which offers ample parking for one vehicle. The single attached garage has an up and over door to the front and single door to the rear garden, remote controlled gas boiler, power and light, and a utility area with washer, dryer and sink.

This space offers valuable additional storage for bikes and day-to-day family life as well as offering conversion potential to a gym or home office.







The rear of the property is a lovely, private west facing space with beautiful trees and shrubs with raised patio and is a fabulous sun trap in the summer months.

The garden space is level and lawned and boasts a range of established shrubs including laurel hedges, bay tree, acer, magnolia and an Apple Tree . There is also a side path that provides rear access to the garage.

#### Services

Mains Gas, Water, Drainage and Electric.

#### Local Authority

Bristol City Council: 0117 9222000. Council Tax Band: E

Directions: BS9 3QN





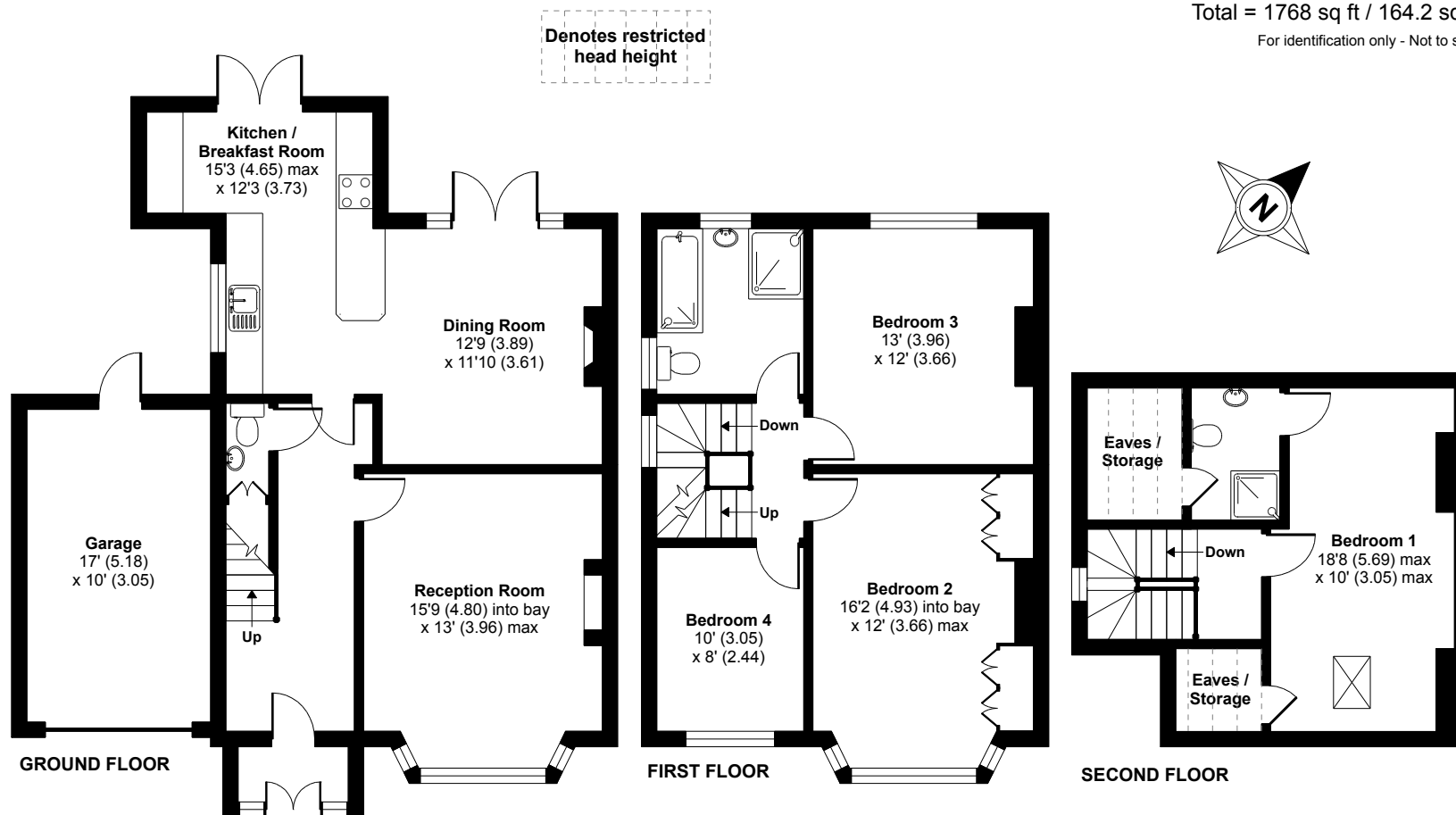
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Approximate Area = 1698 sq ft / 157.7 sq m (includes garage)

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Total = 1768 sq ft / 164.2 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Rupert Oliver Property Agents. REF: 923081