



302 Canford Lane, Westbury on Trym, Bristol, BS9 3PL

GUIDE PRICE £650,000

 **GOODCHILD**
ESTATE AGENTS

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PROPERTY OVERVIEW

A spacious (approx. 1421 Sq.Ft. including double garage) and much loved extended family home in need of modernisation. The property is located on the popular Canford Lane, Westbury on Trym.

A rare opportunity to acquire this larger than average, semi-detached family home on the sought-after Canford Lane in Westbury on Trym. Offering generous living space and a fantastic location, this home is perfect for growing families.

Stepping through the entrance porch, you're welcomed by a grand panelled hallway, leading to two large reception rooms, a separate dining area, and an extended kitchen with a utility and conservatory. The property also benefits from a downstairs W.C. for added convenience.

Upstairs, you'll find three well-proportioned double bedrooms, a spacious family bathroom, and an additional separate W.C., providing plenty of space for family living.

The property boasts a beautifully maintained 75ft rear garden, featuring mature shrubs and trees, creating a peaceful and private outdoor retreat. To the front, a generous lawn enhances the home's kerb appeal, while a private driveway leads to a detached double garage offering additional parking or storage.

Location

Canford Lane enjoys a leafy, green setting, just moments from Canford Park and Blaise Castle Estate. The area is well-connected, with easy access to Bristol City Centre, the M4 & M5 motorway networks, and Cribbs Causeway. Highly regarded local schools, including Bristol Free School and St Ursula's, are nearby, as well as excellent shopping, leisure, and sporting facilities.

Length of Lease Remaining: Approx. 911 years

No ground rent payable

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KEY DETAILS

- A Spacious Semi-Detached Property
- 3 Bedrooms
- 2 Large Reception Rooms
- Extended Kitchen
- Approx. 75 ft rear garden
- Garage
- No Onward Chain

Guide Price: £650,000

Tenure: Leasehold

Council Tax Band: E

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: D

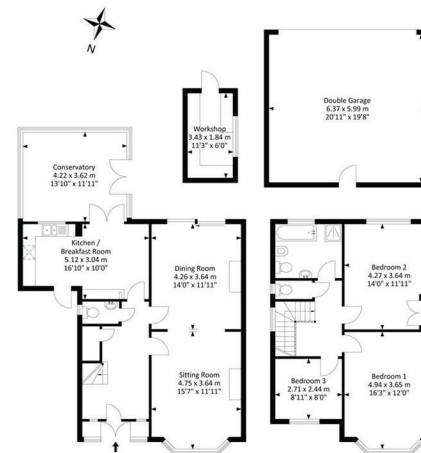
Viewing: By appointment only



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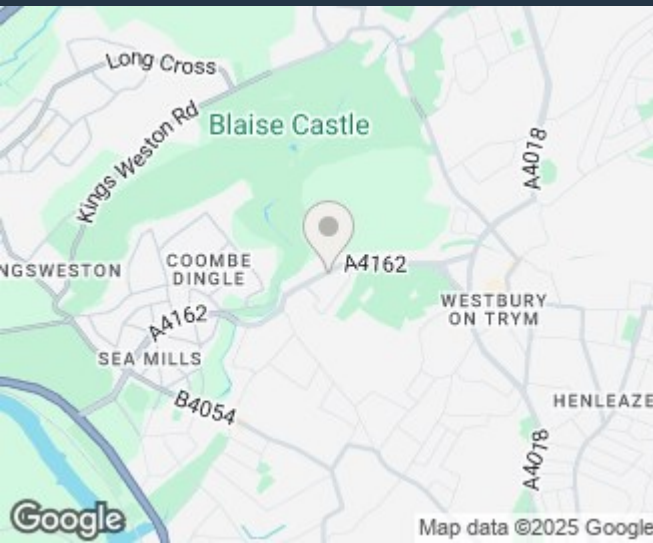
302 Canford Lane, Bristol, BS93PL
Approx. Area 1421.2 Sq.Ft - 132.0 Sq.M
Plus Outbuilding Area 478.6 Sq.Ft - 44.5 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
follow the QR to book online.



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