



42 Tuffley Road, Westbury on Trym, Bristol, BS10 5EG

**GUIDE PRICE £568,000**

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## PROPERTY OVERVIEW

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A beautifully presented and characterful 1930's extended family home offering well balanced accommodation of approximately 150.1 sq m (1,615 sq ft) including the garage. The property has been thoughtfully improved by the current owners, blending modern living with retained period charm.

The ground floor centres around a generous open plan kitchen and dining space, fitted with contemporary high gloss units, integrated appliances and a central island, flowing seamlessly through to the dining area with sliding doors opening onto the rear garden. A separate living room provides a comfortable and inviting space, enhanced by soft neutral décor and original features. Upstairs, four well-proportioned bedrooms are arranged over two floors, offering flexibility for family life, home working or guest accommodation. The staircase benefits from a skylight, creating a bright and airy feel, while the bathroom is finished in a clean, modern style.

Externally, the southerly facing rear garden has been recently landscaped with lawn and attractive slate patio seating areas, creating an ideal space for entertaining and relaxing. The large garage to the rear enjoys excellent access and has recently benefited from a new roof and door. To the front, a newly created driveway provides convenient off-street parking for two cars.

Further benefits include solar panels, modernised interiors, and a home that offers both character and practicality in equal measure.

### Location

Tuffley Road is a quiet street and is ideally positioned between Henleaze and Westbury on Trym, offering easy access to independent shops, cafés, schools and green open spaces. Henleaze High Street and Westbury village are both nearby, along with excellent transport links into Bristol City Centre and beyond, making this a highly desirable residential setting for families.

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# KEY DETAILS

- A Well Presented Extended Terraced Property
- 4 Bedrooms
- Approx. 150.1 sq m / 1,615 sq ft Including Garage
- Open Plan Kitchen/Diner
- Large Detached Garage With New Roof & Door
- Southerly Facing Landscaped Rear Garden

Guide Price: £568,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Chain

EPC: B

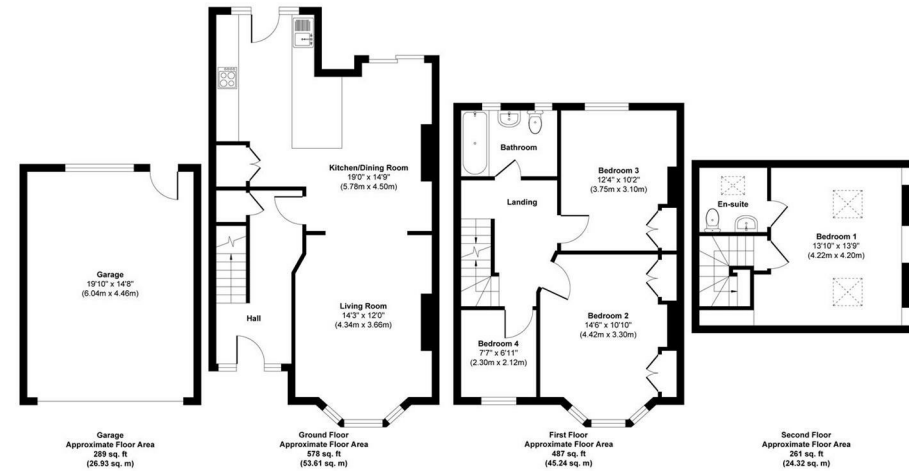
Viewing: By appointment only



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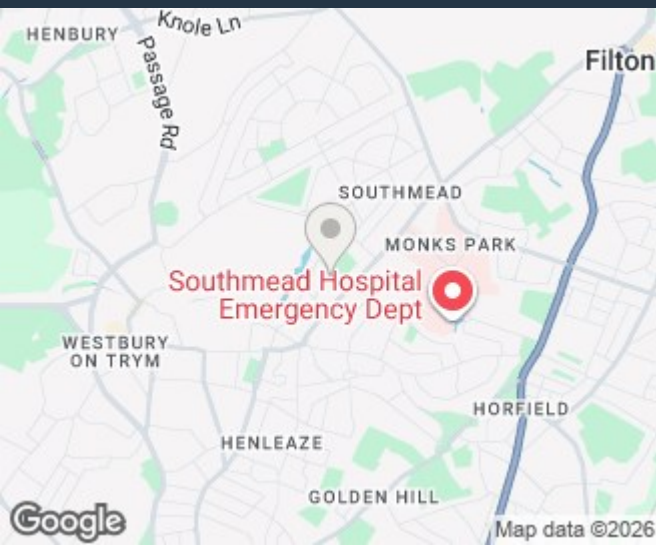
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Approx. Gross Internal Floor Area 1615 sq. ft / 150.10 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
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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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