



9 RUSSELL GROVE,
WESTBURY PARK, BS6 7UD

**GOODMAN
& LILLEY**



FOUND ON A PEACEFUL AND ATTRACTIVE RESIDENTIAL ROAD IS THIS WONDERFUL EXTENDED SEMI DETACHED FAMILY HOME WITH THREE BEDROOMS, LOFT ROOM AND WEST FACING GARDEN. SET IN THE SOUGHT AFTER WESTBURY PARK AREA, THE PROPERTY IS WITHIN WALKING DISTANCE OF HENLEAZE/WESTBURY PARK AND REDLAND GREEN SCHOOLS AS WELL AS WAITROSE AND A NUMBER OF INDEPENDENT SHOPS ON HENLEAZE ROAD.

Accommodation

Ground Floor

Entrance

Via double glazed front porch and entrance door with leaded glazed top screen to the main hallway.

Entrance Hall

Stairs rising to the first floor, fitted wooden floor, doors to:

Sitting Room

Large bay window to the front, fitted wood floor.

Dining Room

Opening into the breakfast area the dining room has a fireplace with fitted log burner and fitted wood floor.

Breakfast Area

Window and door to the conservatory, opening into the kitchen with fitted wood floor and breakfast bar.

Kitchen

Fitted kitchen with wall and base units, work surfacing over, sink unit, integrated appliances, door to hallway, window to the side and door to the conservatory.

Conservatory

Glazed to three side, door to rear garden.

First Floor

Landing

Window to the side, doors to all first floor rooms.

Bedroom One

Large window to the rear over looking the rear garden.

Bedroom Two

Window to the front, stairs to the loft room.

Bedroom Three

Window to the rear.

Loft Room

A very useful space with dormer window to the side with views, access to large further loft space storage.

Outside

Front

A well presented front garden setting the house back from the road with paved path, raised beds and lawn. There is also a shared driveway to the side providing access to the rear garden.

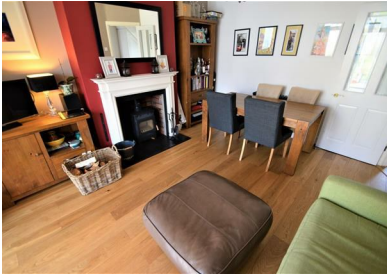
Rear

A west facing rear garden (37 ft x 24 ft) of good sized with lawn and patio areas, attractive borders and beds, enclosed by wall and fencing.

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- Sought After Westbury Park Location
 - Three Bedrooms
 - Downstairs Cloakroom
 - Good Local School Catchments
 - Semi Detached Home
 - Extended Accommodation
 - West Facing Rear Garden
 - Viewing Recommended



£625,000



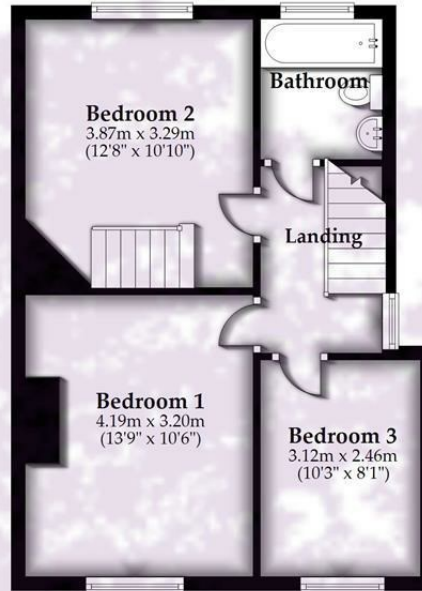
Ground Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



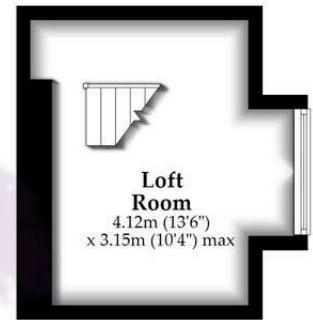
First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Second Floor

Approx. 14.0 sq. metres (150.4 sq. feet)



Total area: approx. 127.0 sq. metres (1366.7 sq. feet)

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