



38 Faleondale Road, Westbury-on-Trym

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# A detached, characterful family home with a large south-west facing garden, conveniently located close to amenities and schools.

## Location

This house is situated on the upper end of Falcondale Road, situated between the villages of Westbury-on-Trym and Henleaze, benefitting from the many local amenities of both areas. There are great schooling options in the area, with Elmlea infant and junior school, Redmaid's School, St.Ursula's Academy and Badminton School nearby.

## Description

This detached home boasts of over 2100 sq ft, arranged over three floors and benefits from a south westerly orientation. The home has several traditional features such as wooden panelling, a period fireplace and stained glass in the landing which are complimented by modern improvements throughout such as the spacious loft conversion.

The large entrance hall opens through various reception rooms: the sitting room with period fireplace and bay window overlooking the front patio and garden; two interconnecting reception rooms extending to the rear garden; the kitchen at the back of the hallway, with breakfast room. There is a utility, large storage cupboard and WC which completes the ground floor.

The first-floor hosts four of the bedrooms all serviced with the well-appointed family bathroom. On the second floor is the spacious loft conversion, which the current vendors added within the last 2 years, creating a large firth bedroom with ensuite shower room, dressing area, large storage cupboard and a Juliette balcony overlooking the rear garden.



## Outside

The approach to the property is through a private driveway, giving access to parking for multiple cars, there is a front garden which is laid to lawn, offering a set back from the road. The rear garden has been landscape designed into separate patio and lawned areas. There is ample storage with both a garage and shed in the rear garden, which can be accessed from the gated side access.

## Property information

Tenure: Freehold

Local Authority: Bristol City Council

EPC: D

Council Tax Band: F

Guide Price: £1,075,000





## Approximate Gross Internal Floor Area

Garage = 18.6 sq m / 200 sq ft

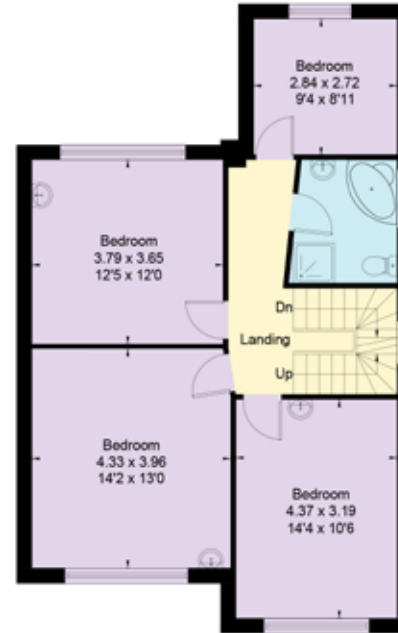
Total Area = 228 sq m / 2,454 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



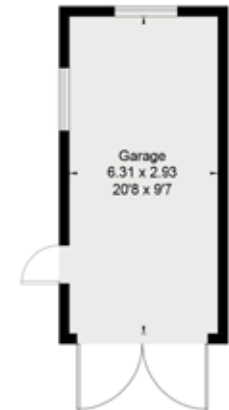
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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I would be delighted to tell you more

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Particulars dated December 2024. Photographs and videos dated November 2024.

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