

CJ HOLE
est. 1867

123 Eastfield Road, Westbury-on-Trym, Bristol, BS9 4AN

£625,000

Offered to the market with no onward chain, this stylish Victorian semi-detached home combines retained period character with contemporary family living, featuring three generous bedrooms, a principal en-suite, an impressive open-plan kitchen and family space, and a private low-maintenance rear garden.

- Council Tax Band: D
- EPC: C
- Freehold
- Offered with no onward chain
- Stylish Victorian semi-detached family home
- Three generous double bedrooms
- Principal bedroom with en-suite shower room
- Bay-fronted living room with character fireplace
- Impressive open-plan kitchen, dining and family space
- Versatile additional rear family room or playroom
- Private low-maintenance rear garden
- Patio, raised borders and artificial lawn
- Convenient for Westbury-on-Trym and Henleaze
- Excellent access to Southmead Hospital, Filton and Bristol city centre











The property is approached via a flagstone-paved pathway through the front garden, leading to a solid timber front door and a welcoming open entrance hall. LVT flooring runs through the hallway and continues into the kitchen/dining area, while useful storage is provided for coats and everyday essentials, together with further understairs storage.

To the front, the bay-fronted living room is a bright and characterful reception space, centred around an attractive fireplace with a functional chimney, offering potential for a log burner, subject to the necessary requirements.

The open-plan kitchen, dining and family space forms the heart of the home and provides an excellent setting for everyday family life and entertaining. The kitchen is fitted with wraparound work surfaces, a central island and a freestanding-style range cooker, with a Belfast-style porcelain sink positioned beneath a rear-facing window overlooking the garden. There is space for an American-style fridge freezer, an integrated dishwasher and a range of solid wood cabinetry, offering scope for an incoming owner to personalise the finish if desired.

The dining area benefits from a fitted bench seat with useful integrated storage, alongside further cupboard space for household essentials. To the rear, a versatile additional family area is currently arranged as a children's playroom and offers excellent flexibility as a sitting room, home office or additional entertaining space. This room also incorporates a practical cupboard housing the washing machine and tumble dryer, while bi-fold doors and barn-style double doors provide direct access to the garden.

To the first floor, a central landing gives access to three double bedrooms and the family bathroom. The principal bedroom is positioned to the front and benefits from built-in storage together with a stylish en-suite shower room, finished with herringbone-style tiling, wash hand basin and WC.

The two remaining bedrooms are both well-proportioned doubles and positioned to the rear, with built-in storage providing further practicality.

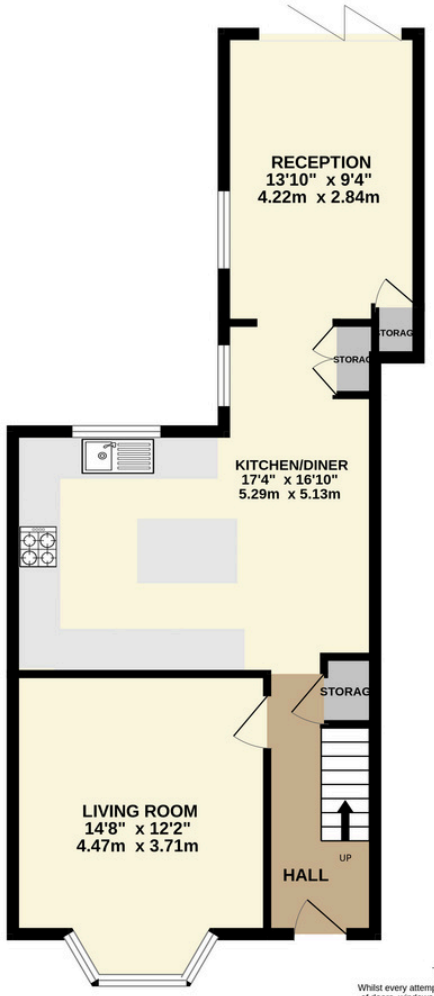
Completing the first floor, the stylish family bathroom is fitted with marble-effect tiling, a bath with rainfall shower and handheld attachment, concealed-cistern WC and a vanity unit with raised circular basin. A light tunnel, extractor fan and heated towel rail complete the room.

Outside, the private rear garden has been designed for ease of maintenance and provides an attractive setting for family use and entertaining. A patio adjoins the property, with raised timber borders and retaining walls creating defined areas, alongside two sections of artificial lawn and mature planting for added greenery and privacy.

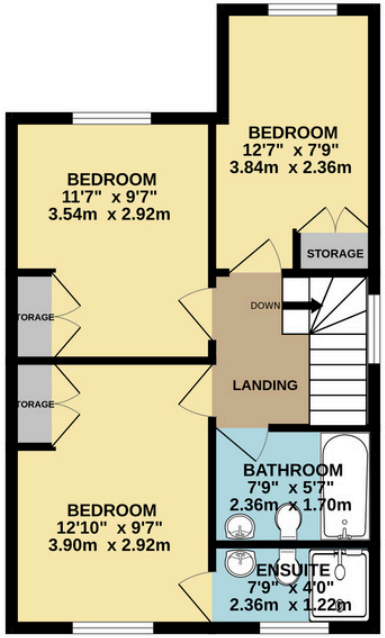
Conveniently positioned within easy reach of both Westbury-on-Trym and Henleaze, the property is well placed for local shops, cafés, amenities and schools. Southmead Hospital, major employment centres around Filton, Bristol city centre and the open green spaces of the Downs are all readily accessible.



GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.

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