



PARK GROVE  
WESTBURY-ON-TRYM  
BRISTOL

# 45 PARK GROVE, WESTBURY-ON-TRYM, BRISTOL, BS9 4LF

**A DELIGHTFUL SEMI DETACHED FAMILY HOME OCCUPYING AN ELEVATED POSITION ON THE DESIRABLE PARK GROVE. THE ACCOMMODATION IS WELL PROPORTIONED THROUGHOUT, IS FLOODED BY NATURAL LIGHT, AND ENJOYS AN OPEN ASPECT TO ALL ELEVATIONS. WITH OFF STREET PARKING FOR TWO CARS AND A GENEROUS SOUTH FACING GARDEN, THIS FABULOUS PROPERTY OFFERS A WONDERFUL OPPORTUNITY FOR ANY DISCERNING FAMILY LOOKING FOR A QUALITY HOME IN WHICH TO SETTLE IN A FANTASTIC LOCATION WITH A GREAT LOCAL COMMUNITY.**

## **SUMMARY OF ACCOMMODATION**

On entering the property, via the entrance foyer and through the front door, one is immediately aware of the space and light that this wonderful family property has in abundance. The hallway is welcoming, with stairs ascending to the first floor, a large cloaks cupboard, and doorways to the sitting room, kitchen/living room and downstairs bathroom.

The sitting room is to the front of the property, is spacious and enjoys a bay window to the front aspect with a beautiful ornate fireplace, mantle and surround that is of the period that forms a central point.

The Kitchen living room is a great size, and informally divides well into kitchen, dining and seating areas. Of particular note are the fantastic AGA cooker that is gas fired, the well appointed contemporary fitted shaker style kitchen with island, and a bay window with patio doors leading to a raised south facing sundeck offering the opportunity for the ever desirable “Al Fresco” living. The kitchen leads to a large utility/boot room with a back door, fitted kitchen units, a Belfast sink and plumbing and space for a washing machine, tumble dryer and a fridge.

Upstairs there are four double bedrooms, as well as a large landing area, which are serviced by a family bathroom with an airing cupboard. There is access to a loft with good height that is boarded.

Outside, there are the two aforementioned parking spaces to the front, and to the rear is a lovely south facing garden which is laid mostly to lawn with a wide range of mature tree and shrubs. The raised deck area can be accessed either via the kitchen or the garden, and there is a large South Facing sun terrace, as well as a useful garden shed.

## **OTHER INFORMATION**

**Tenure** – Freehold

**Local authority** – Bristol City Council

**Council tax band** – F (£3,919.76 for 2026/2027)

**Services** - All mains services.

**Broadband** – “Ultrafast” with the potential of 10,000 Mbps download, and 10,000 Mbps upload speeds available.

**Mobile Phone Service** – “Good” for data and phone coverage for EE, Vodafone, Three and O2.

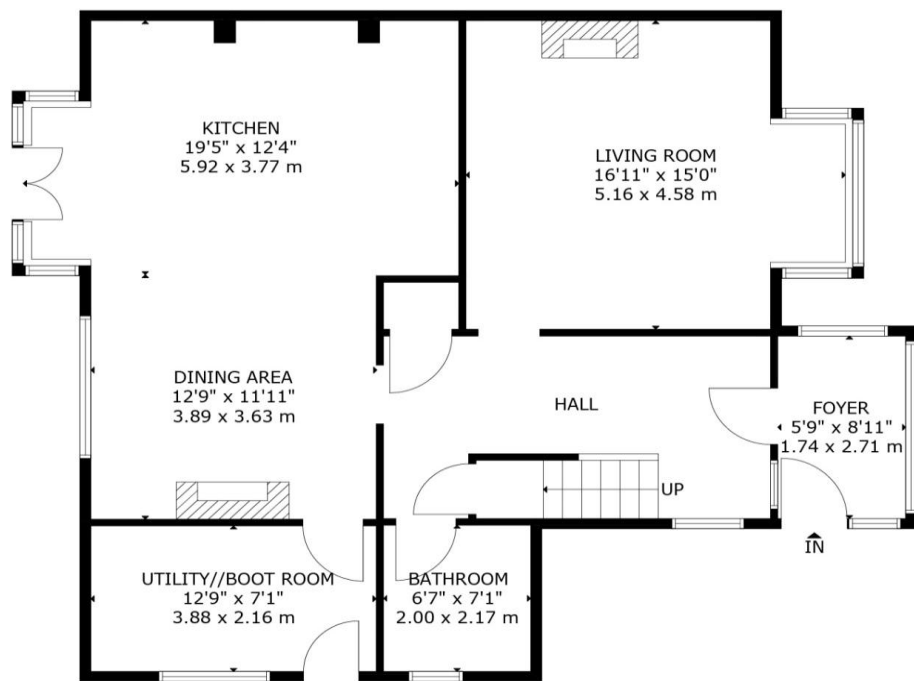
## **LOCATION**

Park Grove is a very popular family location on the borders of Westbury-on-Trym and Henleaze. There are many local facilities and clubs to support active family lives, and as well as a great junior school, the property falls within the Redland Green area of first priority.

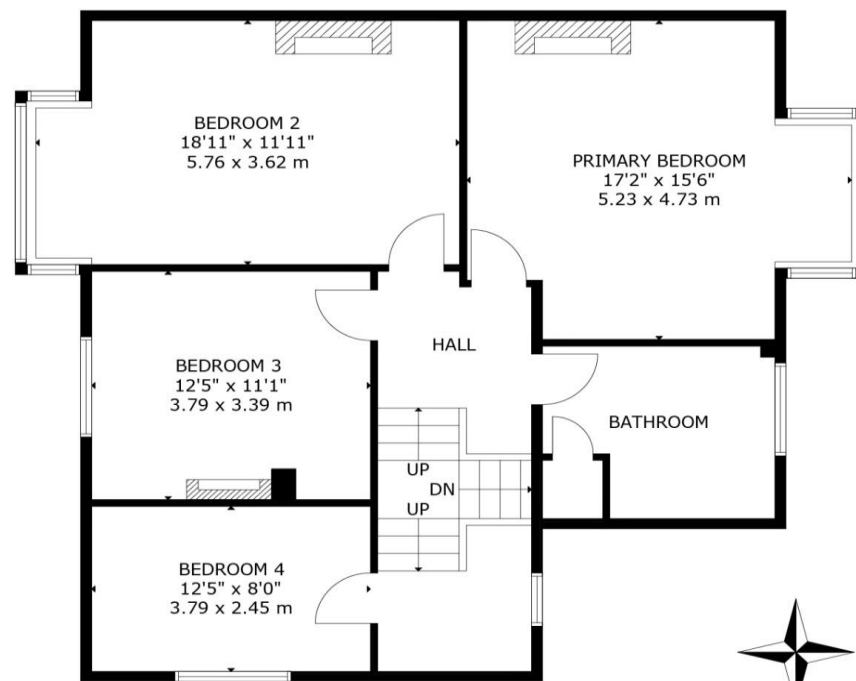
Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as Durdham Downs. There is also the Ashton Court Estate, across Brunel’s famous Clifton Suspension Bridge which includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at “The Wave.”

For the commuter, Park Grove is well located to link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city’s international airport flies connects to many European Cities.





GROUND FLOOR



FIRST FLOOR

45 PARK GROVE WESTBURY-ON-TRYM BRISTOL BS9 4LF  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,926 SQ FT / 179 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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**IMPORTANT NOTE**

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