



# Boardwalk



'We have very enjoyed living at Royston Walk and will miss our friendly neighbours, but need to move nearer to family. With a young daughter we have found the spaciousness of the house very useful – we have used the extra room of the extension as a sunny playroom for her and the ample storage space in the house have been invaluable. Nearby are several playgrounds/playing fields and Badocks Wood which we walk to (also useful if you have a dog). We have found the large kitchen/diner ideal for entertaining, together with the ample driveway parking. We love the large sunny south facing garden in which we have planted fruit trees and grown our own vegetables and relaxed on the large patio. For shopping, we have appreciated the quick journey to the Cribbs Causeway shopping centre and for our daughter, the quick journey to the Blaise Castle'.

The property is situated on Royston Walk, a quiet residential cul de sac of brick-built houses with good sized gardens. There is plenty of open greenspaces nearby, with Badock's Wood, a popular location for dog walkers and runners nearby, as well as Blaise Castle and Horfield Common. The shops, cafes and restaurants of Henleaze and Westbury-on-Trym are a walk away, with fantastic independents including Kondi Brasserie, The White Horse and Grupo Lounge. The property is ideal for those who work at Southmead Hospital, it is a short walk to the east, the development of which has enhanced the popularity of the area, being one of the largest employers in the city. Other major areas of employment such as Airbus, Rolls-Royce and the Ministry of Defence are also close by, with many employees living in this area. The position of Southmead, in the north-west of Bristol, is also very convenient both for getting into the city centre and out to the motorway for those who regularly travel further afield. Junction 17 of the M5 is just a five-minute drive away and allows easy access to the South West, the Midlands or the South East.

Measuring in excess of 1100 square feet, is this extended family home. The house has three bedrooms and a bathroom to the first floor. To the ground floor, a central hallway provides access to a living room to the right and a kitchen/diner to the left. Both rooms lead through to a spacious extension which can be used as a formal dining room, play room or spacious office/studio space. The house is all very well-maintained, benefitting from a contemporary dual aspect kitchen/diner with several modern integrated appliances including fridge/freezer, double oven, grill, microwave and dishwasher. This abundance of space is continued in the private outdoor space the home enjoys. To the front and side, there is parking for several vehicles. A smartly designed paving leads around to the rear garden, which is a sizeable space, mostly lawned for a family garden but with potential to grow fruit and veg. There is also a garage and greenhouse. This brilliantly spacious homes is well worth a visit. Contact Boardwalk Property Co. on 0117 9898222.



£350,000



Bristol, BS10 5SZ



3 Bedrooms



2 Bathrooms

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