



## 5 West Town Avenue, Bristol, BS4 5DH

**£500,000**

Rare to the market, this immaculate detached property is ideally located in a desirable cul-de-sac, just off the ever popular West Town Lane. With a generous size of 1,323 square feet, the property boasts spacious and well proportioned accommodation throughout, including a large entrance porch and hallway and three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The kitchen has been recently refurbished with modern high gloss units providing both functionality and style. This leads through to a large utility room and ground floor WC.

The three bedrooms in this property offer generous accommodation. The master bedroom, with its en-suite bathroom, is spacious and benefits from built-in wardrobes and French doors which open onto a terrace, filling the room with sunlight. The second and third bedrooms are also spacious doubles. A large family bathroom with separate corner shower enclosure completes the first floor accommodation.

The beautifully manicured lawned garden is a real highlight, with its southerly aspect and a patio area, perfect for outdoor entertaining, and boasts a selection of mature trees and shrubs, whilst the front of the property offers ample parking for several vehicles and access to a good sized garage.

Overall, this immaculate detached property offers a superb opportunity to own an individually designed home in a prime location and an early viewing is strongly recommended.

**Entrance Porch**  
9'7" x 6'1" (2.94 x 1.86)



**Hallway**  
12'6" x 6'11" (3.82 x 2.13)



**Sitting Room**  
12'11" x 12'8" (3.94 x 3.87)



**Dining Area**  
10'9" x 9'10" (3.30 x 3.00)



**Family Room**  
12'7" x 11'10" (3.85 x 3.61)



**Kitchen**  
10'9" x 9'10" (3.29 x 3.00)



**Utility Room**  
11'9" x 7'11" (3.60 x 2.43)



**Downstairs WC**



**Integral Garage**  
18'11" x 7'11" (5.78 x 2.43)

**First Floor Landing**

**Bedroom One**  
20'9" x 9'10" (6.35 x 3.00)



**En-Suite Shower Room**



**Bedroom Two**  
11'8" x 8'5" (3.56 x 2.57)



### **Bedroom Three**

11'1" x 6'11" (3.38 x 2.13)



### **Family Bathroom**

12'0" x 8'7" (3.67 x 2.62)



### **Outside**



### **Rear Elevation**



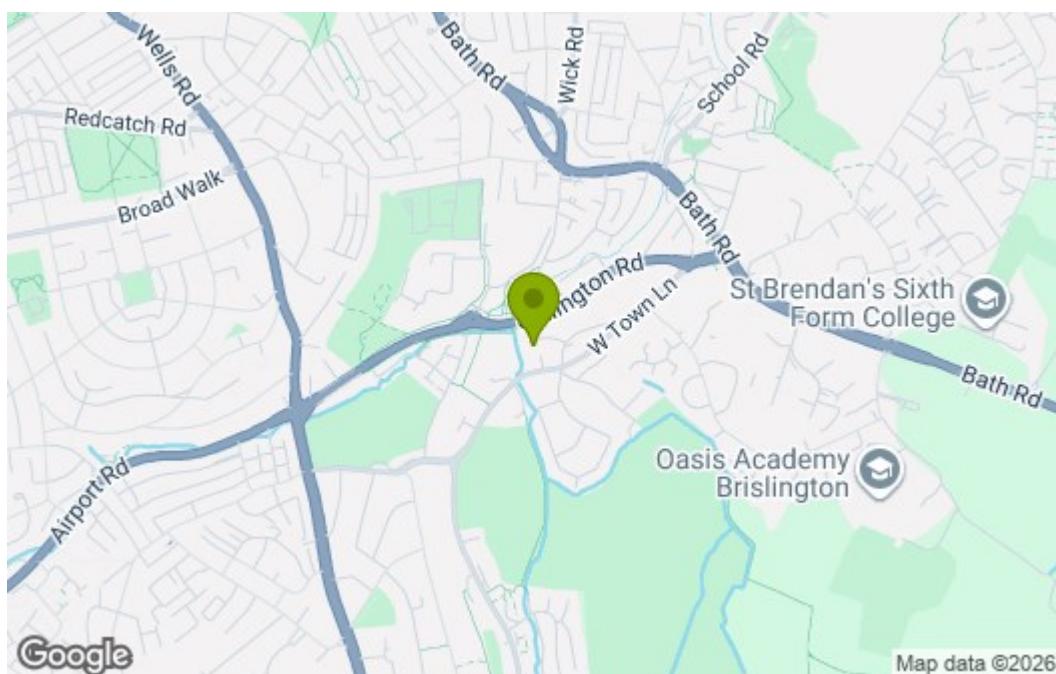
### **General**

The land is subject to a perpetual yearly rentcharge of £10.10.0 created by a Conveyance dated 4 March 1966

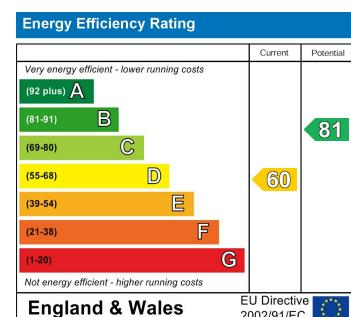
## Floor Plan



## Area Map



## Energy Efficiency Graph



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