



5 Westfield Avenue, Brockworth – GL3 4AY

Gloucester

Guide Price **£359,500**

5 Westfield Avenue

Brockworth, Gloucester

Well presented THREE bedroom EXTENDED SEMI DETACHED house with THREE RECEPTION ROOMS, kitchen, cloakroom, two DOUBLE bedrooms, ONE single bedroom, bathroom, large SOUTH FACING garden, GARAGE and OFF ROAD PARKING.

The Property is within close proximity to schools such as HENLEY BANK HIGH SCHOOL, CASTLE HILL PRIMARY SCHOOL AND BROCKWORTH PRIMARY ACADAMY. Plus GLOUCESTER BUSINESS PARK which is home to home to supermarkets, shops, cafés, a leisure center, and a mix of retail/office space.

This three bedroom semi detached home has undergone vast improvements over the years and now benefits from a SINGLE STOREY EXTENSION and SUNROOM giving a larger kitchen, dining area and SECOND RECEPTION. This charming, well appointed property has been well maintained by it's current owners for 35 years.

Internally the property consists of; entrance hallway, lounge, kitchen, conservatory, further two reception rooms (of which one can be used as a 4th bedroom) and cloakroom. Upstairs you'll find three bedrooms and family bathroom.

Externally the property consists of; off road parking for multiple cars, garage and large south facing rear garden.

Further benefits include, UPVC double glazing, gas central heating - new boiler, boarded loft with electricity and ladder, porcelain tiled patio and built in outdoor lights.



Entrance Hallway

Lounge

Dimensions: 9' 11" x 11' 2" (3.02m x 3.40m).

Reception Room/ bedroom 4

Dimensions: 6' 10" x 10' 0" (2.08m x 3.05m).

Kitchen

Dimensions: 15' 7" x 9' 0" (4.75m x 2.74m).

Sunroom

Dimensions: 7' 10" x 19' 0" (2.39m x 5.79m).

Cloakroom

Reception Room

Dimensions: 11' 8" x 9' 7" (3.55m x 2.92m).

First Floor Landing

Bedroom 1

Dimensions: 9' 11" x 11' 3" (3.02m x 3.43m).

Bedroom 2

Dimensions: 10' 0" x 11' 2" (3.05m x 3.40m).

Bedroom 3

Dimensions: 10' 1" x 9' 1" (3.07m x 2.77m).

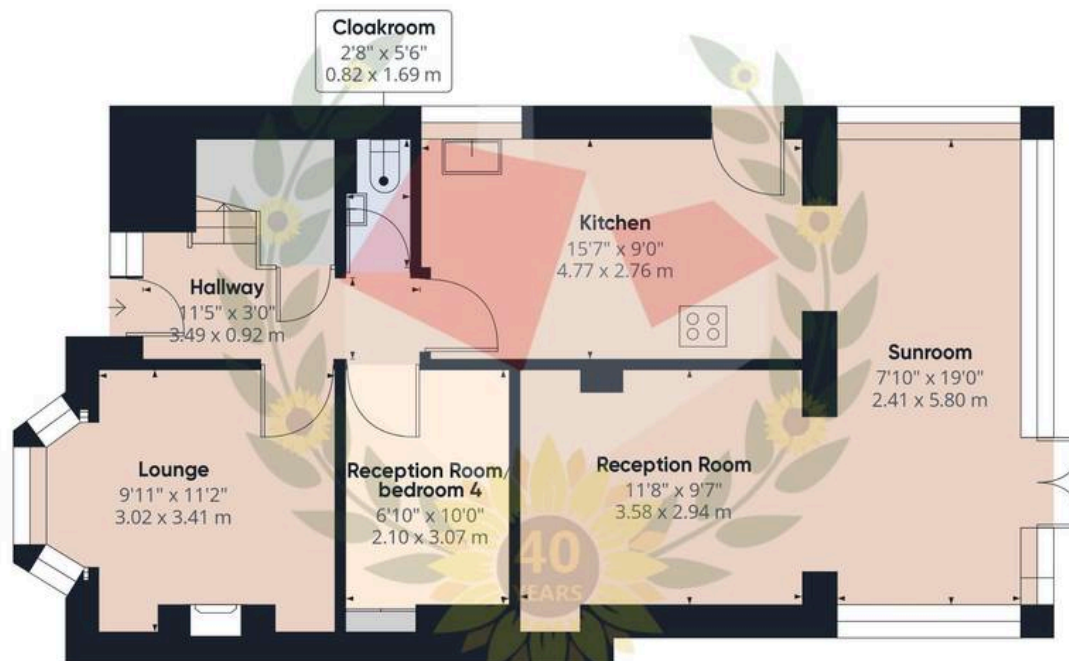
Bathroom

Dimensions: 6' 9" x 5' 1" (2.06m x 1.55m).

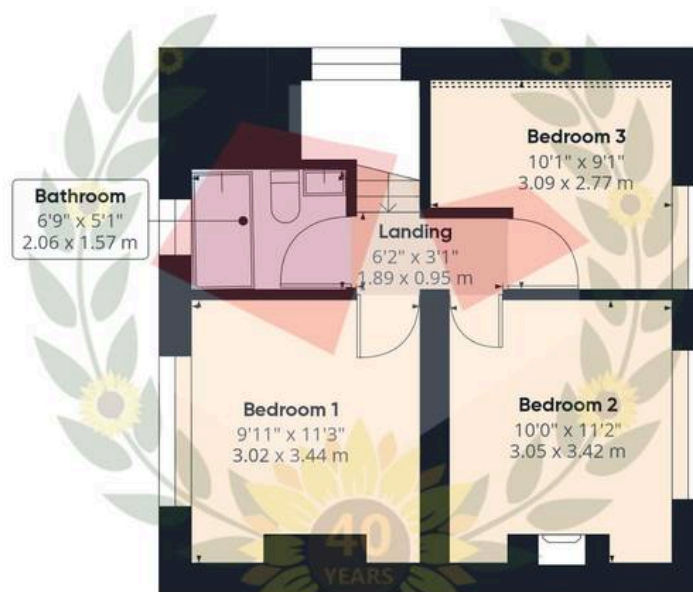
Additional Information From Vendor

Utilities • Electricity – mains • Water – mains • Sewerage – mains





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1089.42 ft²

101.21 m²

Reduced headroom

2.43 ft²

0.23 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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