



Henleaze | Guide Price £535,000

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170 Wellington Hill West

Henleaze, Bristol, BS9 4QP

- 1930's 3- Bedroom Semi-Detached
- Modern Kitchen/Family/Dining Room
- Long Garage and Off-Street Parking
- Lovely circa. 60' Rear Garden
- Lots of Potential to Extend Further
- Good Local Schools
- Chain Free

We are pleased to bring to market this fine 1930's 3-bedroom semi-detached home with off-street parking, large long garden, a garage and has a great kitchen/family/dining room.

As you enter the house you arrive in a welcoming hallway with feature original stained glass portal window, oak effect flooring and access to ground floor rooms. There is lots of natural light and original picture rail. The living room is to the front of the property and enjoys a large feature bay window, attractive open fireplace, oak effect flooring and picture rail. To the back of the property is a lovely open kitchen/family/dining room with French doors that opens out onto the rear garden. The kitchen area has extensive white wall and base units, granite worktops, integrated fridge/freezer integrated dishwasher, fitted Cook & Lewis ceramic hob, stainless steel chimney hood over, built-in stainless-steel oven, built-in stainless-steel microwave, and a neat dividing breakfast bar. There is, as in other rooms, a lovely oak effect floor throughout. To complete the ground floor there is also a useful cloakroom and understairs storage.

Moving upstairs, you have a light and airy landing due to a large window on the side and access to the bedrooms and bathroom. The main bedroom faces the front of the property with feature bay window with leaded lights, has plenty of space for wardrobes and a picture rail. The second bedroom to the rear overlooks the garden and has a picture rail. The third bedroom overlooks the front of the property and is of a good single size. The family bathroom includes a bath, separate shower cubicle, WC, sink and heated towel rail.





To the front of the property is off-street parking leading to the garage which has lights, electrics and an electric door. To the side of the driveway is an attractive lawned garden with extensive flower and shrub borders. There is also a mature hedge creating privacy from the road.

The rear garden is circa. 60' long and has a large patio by the house that wraps partially around the side. Pedestrian access can be gained into the back of the garage. From the patio it extends onto a large lawn where there is a stepping stone pathway that winds down to another large patio at the bottom. This patio has a feature old orchard tree in the middle. There is a good variety of shrubs and plants, including rosemary, lavender, young apple, plum and pear trees. It is secure by both timber panels and a wall.

Overall, this property is of a very good size and offers the new buyer the chance to put their own mark on the property over time. We feel there is scope to extend to the rear, side and up into the loft space if desired, all subject to consents. We highly recommend viewing at earliest opportunity.

Location

A lovely location which offers convenient access to shops and cafes on Gloucester Road and Henleaze Road along with being near to the lovely green open spaces of Horfield Common and Golden Hill. There is also great access to the City Centre and motorway networks and Southmead Hospital.



Directions

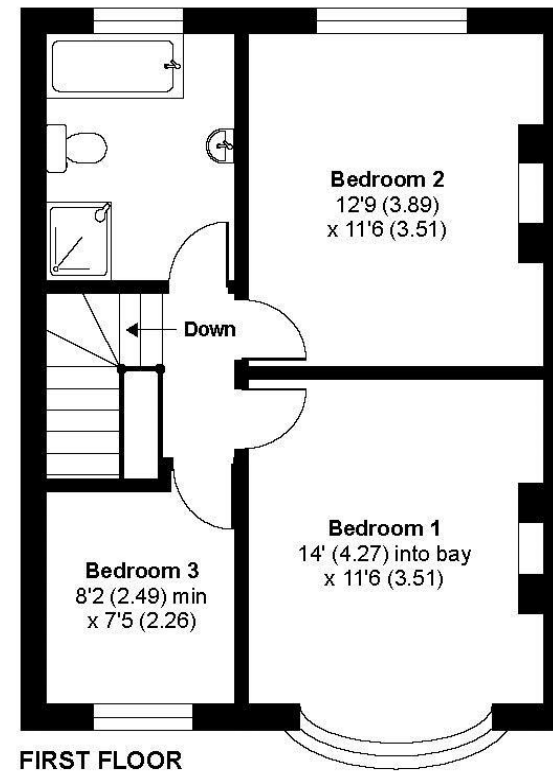
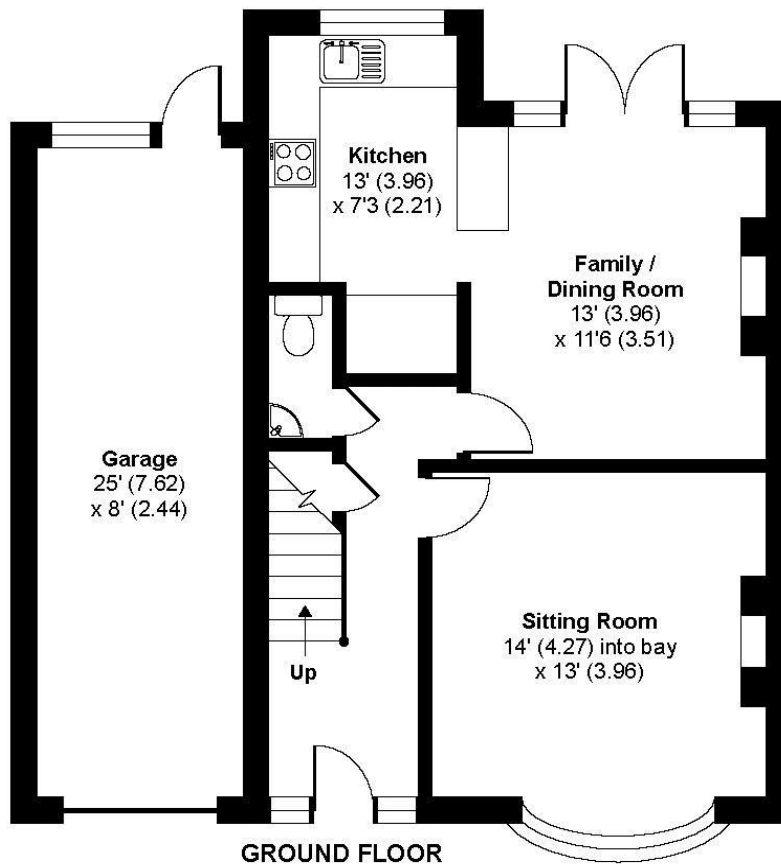
From the Stoke Lane office, head along Stoke Lane towards Westbury on Trym village, cross over Falcondale road and continue to the central village roundabout. Turn right up Westbury Hill, then almost immediately first left onto Waters Lane. Follow this road as it merges into Eastfield Road and carry on to the first roundabout. Take the first exit and continue to the next roundabout where you take the second exit into Wellington Hill West. The property will be found shortly on the left-hand side.



Wellington Hill West, Henleaze, Bristol, BS9

Approximate Area = 1246 sq ft / 115.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Leese & Nagle. REF: 1036805 - BROCHURE



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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