



9 KENDON DRIVE,
WESTBURY-ON-TRYM, BS10 5BP

**GOODMAN
& LILLEY**



A GOLDEN OPPORTUNITY TO ACQUIRE THIS GOOD SIZED THREE BEDROOM, TWO RECEPTION ROOM SEMI DETACHED FAMILY HOME, SITUATED IN AN ENVIABLE POSITION CLOSE TO HORFIELD PRIMARY SCHOOL & SOUTHMEAD HOSPITAL. OFFERED TO THE MARKET WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Summary

When entering the property you are greeted by a spacious and welcoming entrance hall which opens to two sizable reception rooms and a fitted kitchen with direct access to a private and decent sized rear garden. The first floor offers three bedrooms, family bathroom, separate WC and access to the loft space which offers potential to convert subject to necessary planning consents. Further benefits include double glazing where stated, gas fired central heating and driveway parking which leads to the garage.

Accommodation

See the floorplan for room measurements.

Ground Floor

Entrance Hall

Via newly painted period style wooden front door, stairs to first floor, radiator, two original leaded wooden glazed windows to front, doors to -

Sitting Room

Chimney breast with wall mounted gas fire (not checked in working order), double glazed bay windows to front, picture rail, radiator.

Dining Room

Chimney breast with stone effect fireplace, double glazed patio doors opening to the rear garden.

Kitchen

Radiator, double glazed window overlooking rear garden, glazed

side door to rear garden, pantry, period style dresser unit, a range of eye level and base kitchen units with worktop incorporating a stainless steel one and a half bowl sink, further double glazed window to side, space for cooker and fridge.

First Floor Landing

Obscure double glazed window to side, period art deco style doors to all first floor accommodation,

Bedroom 1

Double glazed bay window to front, picture rail, radiator, built in single wardrobe.

Bedroom 2

Double glazed window to rear, picture rail, radiator

Bedroom 3

Double glazed window to rear, radiator. airing cupboard.

Bathroom

Panelled bath, low level WC, splash back wall tiling, heated towel rail, obscure double glazed window.

Separate WC

Low level WC, window to side.

Outside

Small front garden, driveway providing off road parking and leading to the garage with doors to front & rear.

A good sized enclosed rear garden laid predominantly to lawn and screened well by trees, timber garden store

-
- Semi Detached Family Home
 - Three Bedrooms
 - Enclosed Rear Garden
 - Garage & Driveway

- No Onward Chain
- Two Reception Rooms
- Newly Painted
- Situated Close To Horfield Primary School & Southmead Hospital

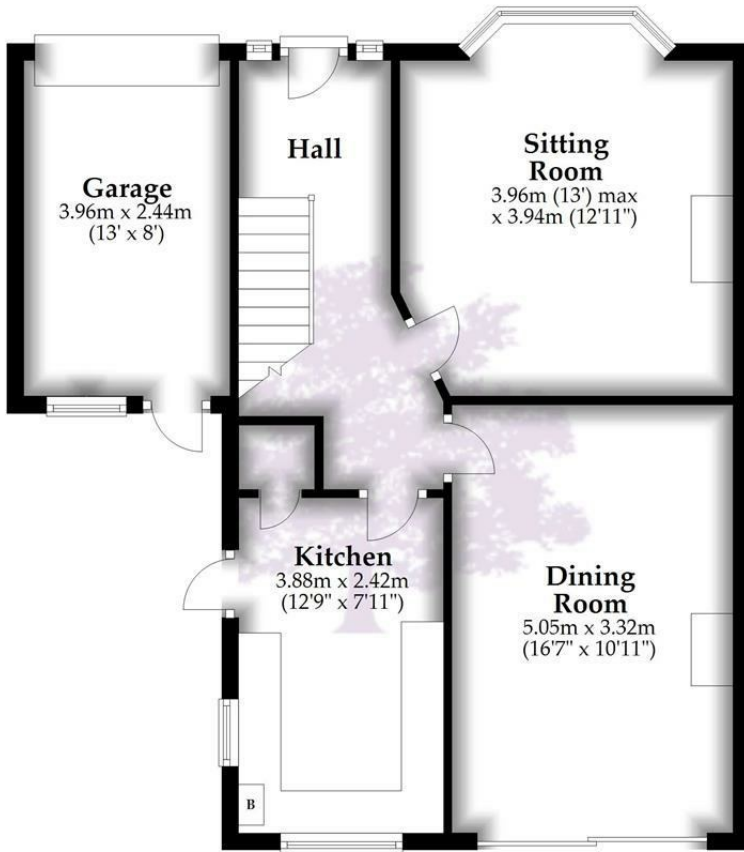


GUIDE PRICE £495,000



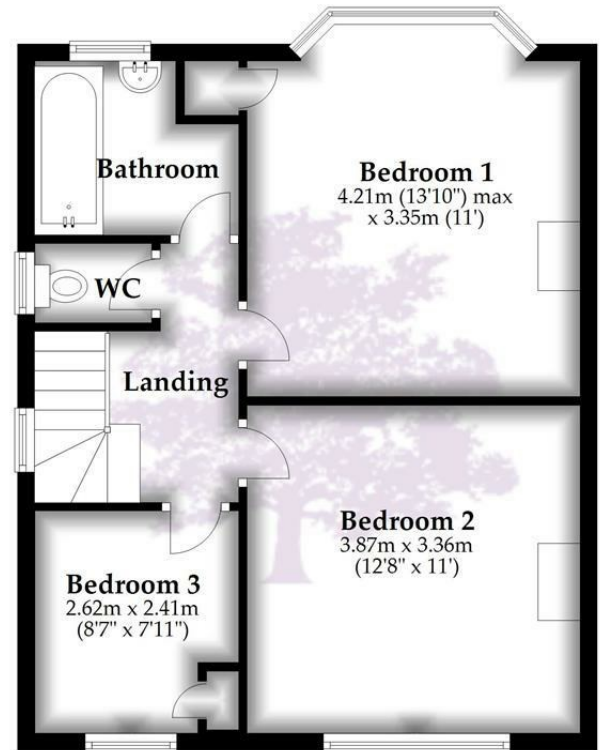
Ground Floor

Approx. 63.6 sq. metres (684.5 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 115.1 sq. metres (1238.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.