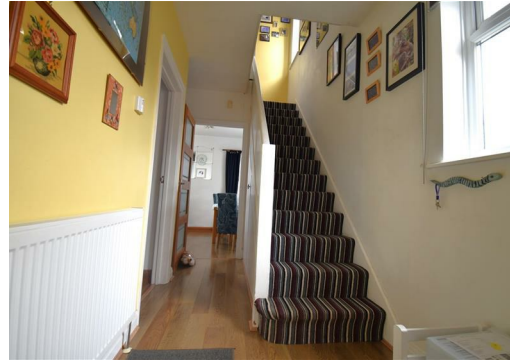




64 KENMORE DRIVE,
HORFIELD, BS7 0TT

**GOODMAN
& LILLEY**







64 KENMORE DRIVE

HORFIELD BS7 0TT

GUIDE PRICE

£375,000

A spacious 1930s semi-detached house in a sought after area, with great views, additional lower ground floor, ample storage and driveway parking to the front and rear.

Goodman & Lilley anticipate a good degree of interest due to its location and the accommodation on offer.

Location

Situated on the edge of Filton Park this well proportioned home is ideally positioned for a host of local amenities such as Gloucester Road shops, schools, bus routes, Airbus, Rolls Royce, MoD, UWE, Southmead Hospital and access to motorway networks.

Accommodation

Please see the floorplan for room sizes and the layout.

Ground Floor

Entrance Porch

Double glazed with access to the main front door.

Entrance Hallway

Stairs to the first floor window to the side and doors to:

Sitting Room

Double glazed bay window to the front aspect

Kitchen/Dining Room

The open plan kitchen/dining room, which was refurbished and the layout creates an ideal social space. The kitchen has a range of modern wall and base units with wooden work surfaces, integrated cooking appliances, a breakfast bar and double glazed windows to the rear and side. There are stairs down and out to the gardens and a door to the raised terrace/patio with views.

Lower Ground Floor

Access via stairs from the kitchen and double glazed external door.

- Superb Three Bedroom Home
- Additional Lower Ground Floor

Utility / Cellar

There are two utility rooms underneath the house with power, plumbing and light, gas boiler. There is also undercroft storage which runs the entire length of the house.

First Floor

Landing

Double glazed window to the side and doors to:

Bedroom One

The master bedroom is well proportioned with mirrored built in storage the full width of the room and a double glazed bay window to the front of the property.

Bedroom Two

Bedroom two at the rear of the house has great views from the double glazed window and built in storage.

Bedroom Three

The third bedroom is currently used as a study with a double glazed window to the front aspect. You will also find a loft access in this room, which is part boarded and has a drop-down ladder.

Bathroom

A modernised bathroom with shower over a large bath, sink and WC. Double glazed window to the side.

Outside

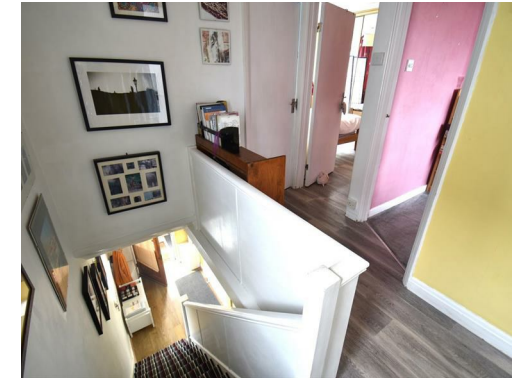
- Excellent Location
- Gardens and Driveway Parking

Front Garden

Converted to now provide brick paved driveway parking and access to the front door. Side gate to the rear.

Rear Garden / Parking

There is low maintenance rear garden which is mostly paved with raised flower beds. There is a car port at the end of the garden with double gates onto an access lane.



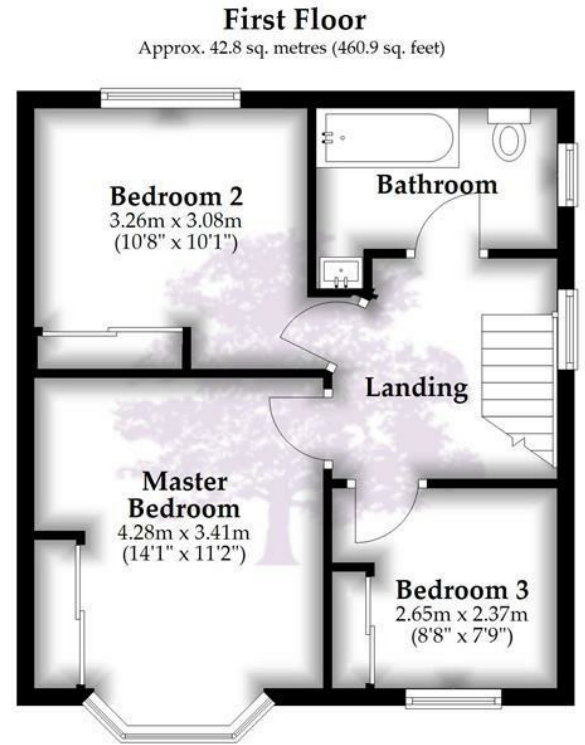
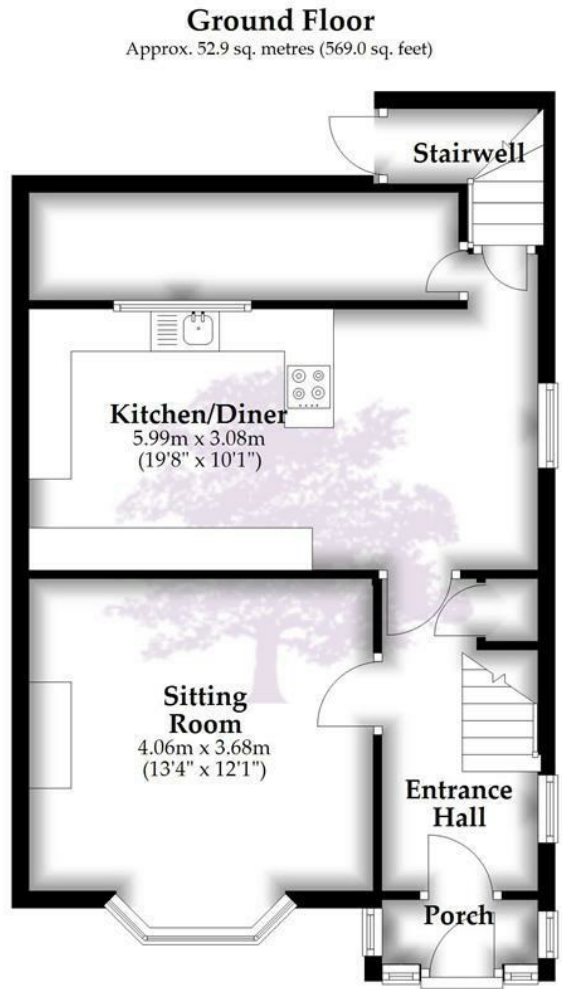
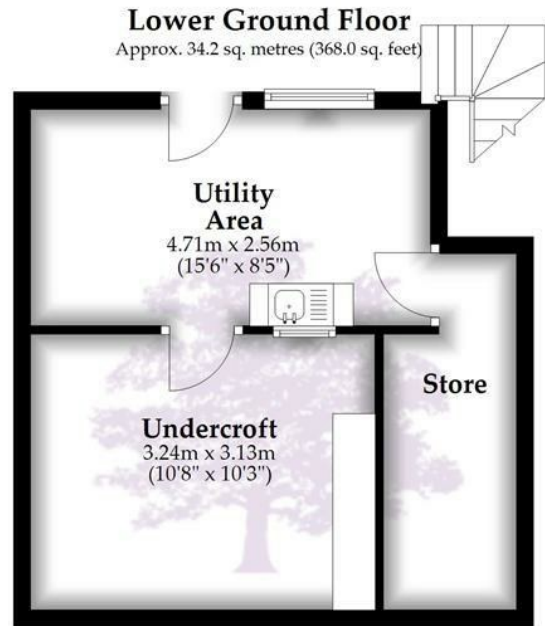
- Horfield/Filton Borders
- Views to the Rear





GOODMAN
& LILLEY





Total area: approx. 129.9 sq. metres (1397.9 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

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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.



rightmove 

Zoopla