



40 Wellington Walk, Westbury on Trym, Bristol, BS10 5EU

GUIDE PRICE £599,950

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PROPERTY OVERVIEW

The ground floor accommodation offers welcoming hallway, downstairs cloakroom, sitting room to front with double glazed bay window and cosy log burner, separate dining room with bi-fold doors that opens into the modern kitchen. To the first floor there are three family-sized bedrooms, large bathroom with tub style bath and separate double width shower.

Outside there is a pleasant westerly, well-kept, and mature garden with decked area, along with a good-sized garage, secure side access and off-street parking and drive.

The property oozes style and charm and enjoys a variety of features along with modern improvements, having been lovingly improved and maintained by the current owners. Stripped floorboards, picture rails, log burner, bespoke carpentry, open plan living space with bi folds. The list is extensive.

Location

The house is situated in a popular location on the Westbury-on-Trym/Henleaze borders near local amenities on both Westbury High Street and Henleaze Road. It is a very family orientated area with good local schools and open green areas. Furthermore, there are superb transport links for Bristol City Centre, the M4/M5 motorway network, Cribbs Causeway shopping mall with large employers such as Southmead Hospital, Airbus, Rolls Royce, MOD and GKN all situated just a short distance away making this lovely home the ideal choice for families and professionals.

KEY DETAILS

- A Very Special 1930's Semi-Detached Property
- 3 Bedrooms
- Dining Room With Bi-Fold Doors
- Mature Westerly Facing Rear Garden
- Garage
- Off-Street Parking

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Tenure: Freehold

Council Tax Band: E

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

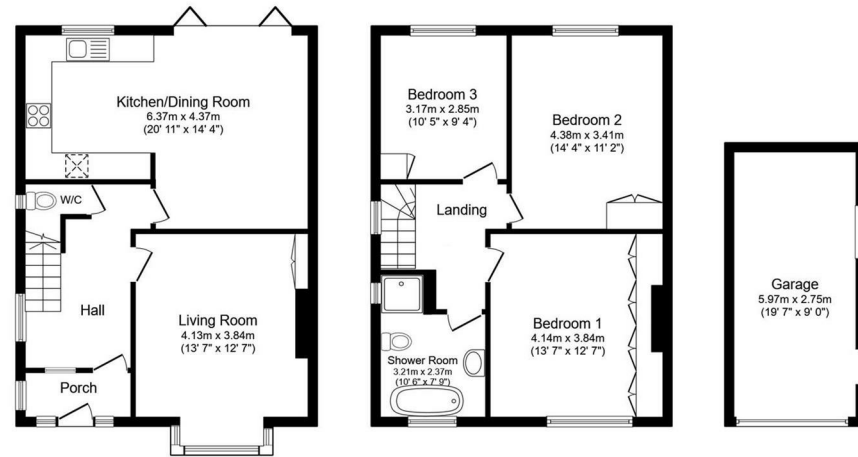
EPC:

Viewing: By appointment only



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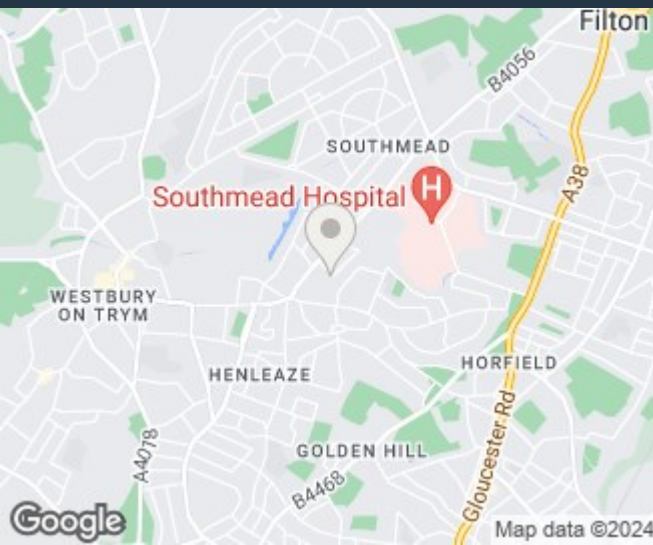
Ground Floor

First Floor

Garage

Total floor area 127.1 m² (1,368 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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