



7 Wellington Walk, Westbury on Trym, Bristol, BS10 5ET

**GUIDE PRICE £650,000**

**G** **GOODCHILD**  
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## PROPERTY OVERVIEW

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The generous accommodation is arranged as; entrance vestibule with the original front door, opening into a welcoming hallway. The hallway has natural light via window to side, stairs ascending to the upper floors with a practical downstairs WC and doors to the ground floor accommodation.

Peaceful and cosy living room offering a period fireplace, bay window and double doors which open onto the dining area. The rear of the property has been tastefully extended with reconfigured design making the space an open plan kitchen and dining room.

The delightful space is flooded with light via a dual aspect outlook including a stunning, twin, Apex, full-height, bi-folding doors which open onto a landscaped garden. The garden boasts an Indian sandstone Veranda abutting the kitchen/diner, with steps down to a lawn with matures plants, shrubs and Ash tree to the side.

To the first floor you find three generously sized bedrooms; A bay fronted double bedroom with a period fireplace and fitted wardrobe. There is a second double bedroom also with a period fireplace, fitted wardrobe and also benefits from an ensuite. Lastly to this level there is a good-sized single bedroom, perfect to utilise as a home office or nursery and to the rear a four-piece family bathroom.

On the top level you'll discover the principal bedroom that has its own ensuite, access to useful eaves storage and has a dual aspect outlook which includes a lovely balconette/retracting windows.

To the front and side of the property there is ample off-street parking to a private, brick paved driveway with space for several vehicles and leads to a detached garage.

### 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 Beautifully Presented 1930's Semi-Detached Property
- Significantly Extended
- 4 Bedrooms
- 3 Bathrooms
- A Modern Open Plan Kitchen/Dining Area
- Bi-Fold Doors onto the Rear Garden
- Off-Street Parking
- Detached Garage

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Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

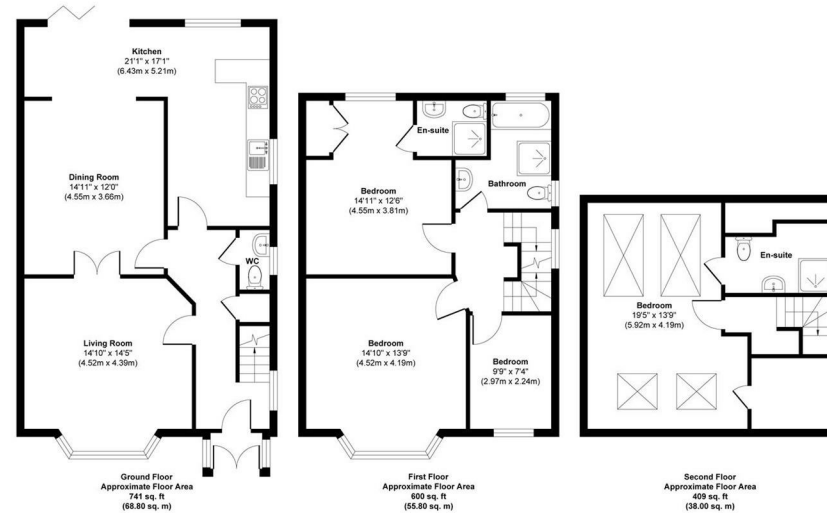
Viewing: By appointment only



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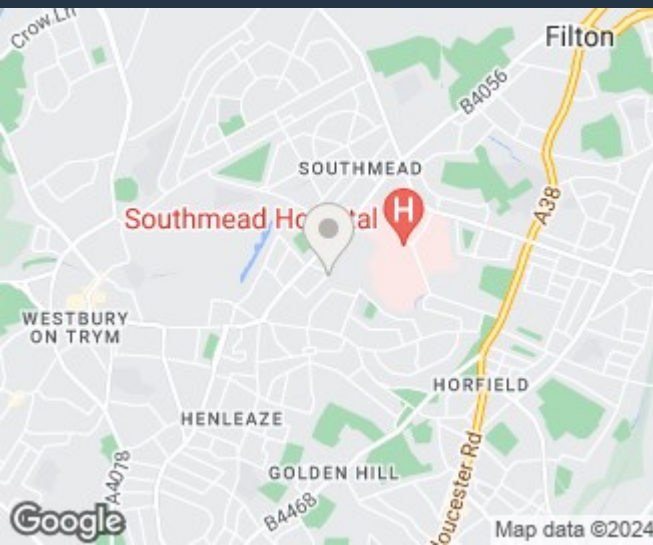
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Approx. Gross Internal Floor Area 1750 sq. ft / 162.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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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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