



£499,950

169 Kellaway Avenue, Henleaze, Bristol, BS6 7YJ

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

169 Kellaway Avenue Henleaze, Bristol, BS6 7YJ

A fantastic three double bedroom Victorian home, spanning over three levels, situated on Kellaway Avenue. The property benefits from open plan living kitchen/diner, a cosy lounge, a recent loft conversion with a master bedroom/en-suite and a sunny rear garden sitting just under 65ft.

Entering the property, there is a hallway providing access to all ground floor accommodation and a central staircase leading to the first floor. The accommodation on the ground floor comprises, a lounge to the front, benefiting from a bay, ceiling coving, ceiling rose and a Victorian fireplace. To the rear, there is an open plan kitchen/diner with a patio door that leads onto the impressive garden. The kitchen is fitted with a range of wall and base units with contrasting worktops over, benefitting integrated appliances such as gas hob with cooker hood over electric oven and a fridge/freezer, whilst there is plumbing for a washing machine.

Rising to the first floor, there are two double bedrooms and a family bathroom. To the front, a double bedroom which can act as the master bedroom. The room spans the full width of the property with double glazed windows, ample space for furnishing. Across the landing, there is another double bedroom, with a double glazed window overlooking the garden. Adjacent, a three piece family bathroom, benefitting from a bath with shower over, W/C, wash hand basin and heated towel rail.

A staircase leads up to a recently converted master-suite with roof-top views. The impressive conversion has been tastefully finished throughout and features bi-fold windows, with an en-suite shower room tucked neatly in the corner. The en-suite benefits a walk-in shower, vanity unit with basin, w/c and a heated towel rail, whilst across the landing the space has been

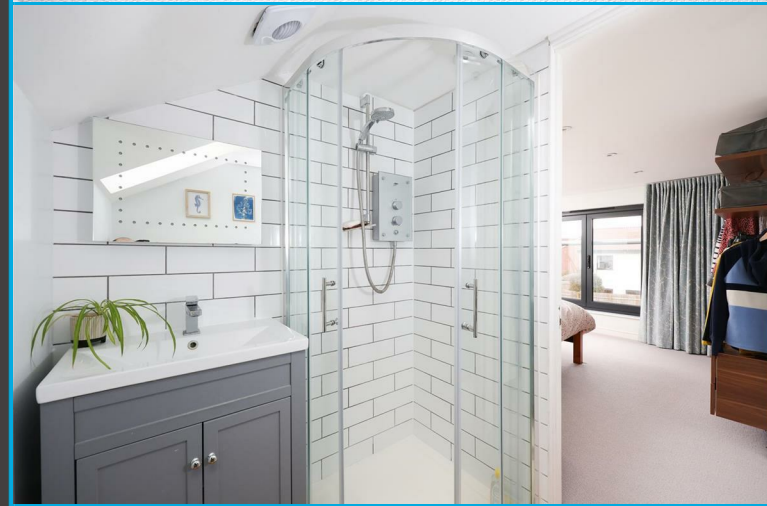


cleverly designed to incorporate a separate study/office.

Externally, the front of the property bares Victorian terrace facade with a low maintenance garden, whilst the 65ft rear garden is a delight to behold. Presented in two sections consisting of a paved patio/seating area with laid lawn beyond. The lawn is bordered on both sides by an array of mature trees, plants and shrubs. A further seating area sits at the end of the garden and takes advantage of the evening sun.

169 Kellaway Avenue is a quality property that offers many practical features. Enjoying a convenient position in the area, just a short walk from Horfield Common, Gloucester Road and The Gloucester Old Spot,.




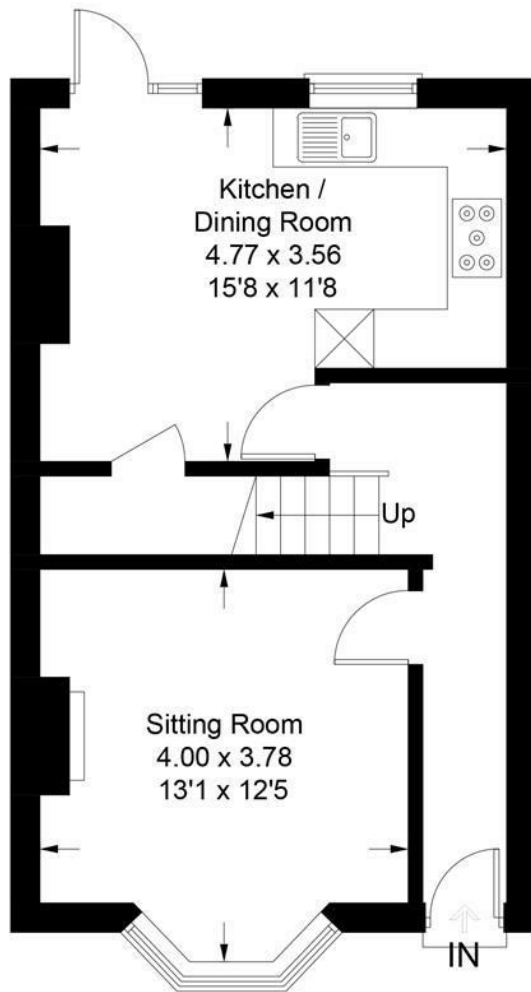


Kellaway Avenue, Bristol, BS6 7YJ

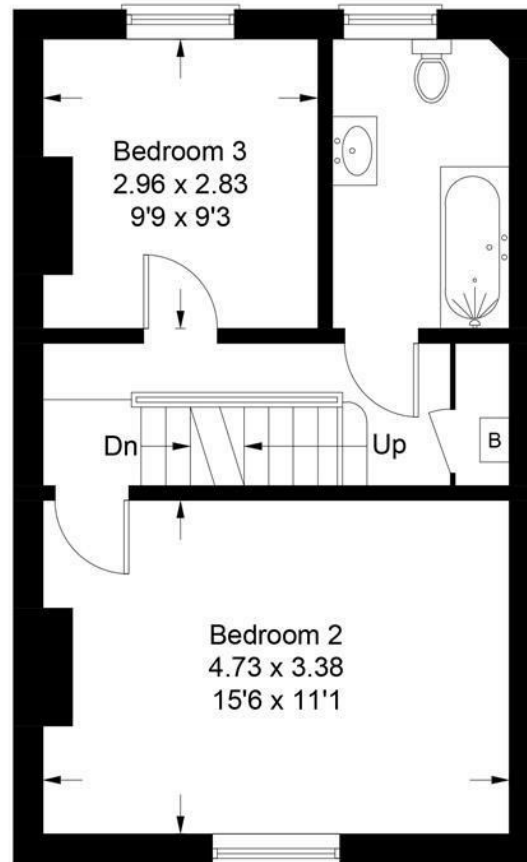
Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft



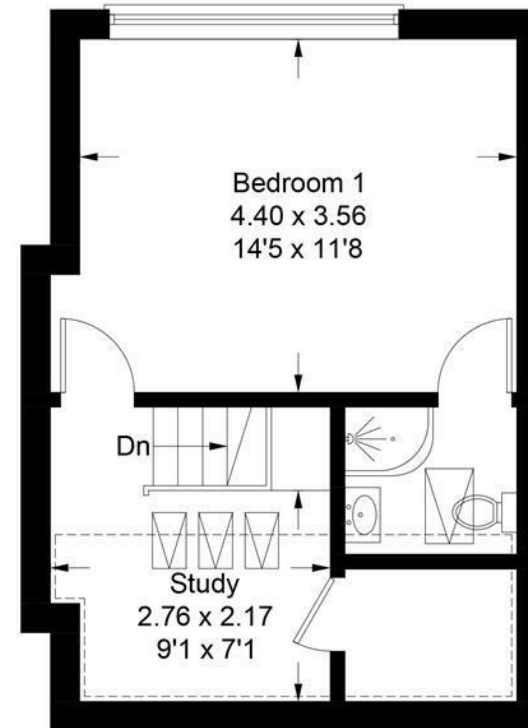
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1053556)



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk