



MAGGS  
& ALLEN

111 KELLAWAY AVENUE

HENLEAZE, BRISTOL, BS6 7YF

Asking Price £550,000



An extended and deceptively-spacious Victorian terraced house offering a fantastic blend of character and modern living. Offering three bedrooms, generous accommodation and a private rear garden.

### Ground Floor

Opening into the entrance vestibule through to an internal hallway, which in turn opens into a spacious lounge with wood-burning stove, painted Victorian floorboards, fitted alcove cupboards and bay window to front. Through the hallway, you will find a second reception room featuring a similar rustic style with stripped floorboards, currently being utilised as a dining room by the current owners. A large, floor-to-ceiling window frames the rear garden and allows for an abundance of natural light to fill the room. This space flows seamlessly into a kitchen extension with fitted base units complete with shaker-style fronts and solid wood worktops, including an integrated electric oven and grill, electric hob, dishwasher and inset porcelain sink, with skylight above. The kitchen has been further extended to create an open-plan space into a utility area, providing space for a fridge/freezer and further freestanding storage units or appliances. A door opens onto the rear decking area.

### Lower Ground Floor

Stairs descend from the dining room into a small hallway, leading into a double bedroom currently being utilised as a home office. The bedroom benefits from an en-suite shower room comprising a corner shower cubicle, toilet and sink with vanity unit. This floor also offers a spacious home studio or office, with an abundance of fitted storage cupboards.

### First Floor

The first floor comprises two double bedrooms and a bathroom, with the master bedroom comfortably accommodating a super-king sized bed and featuring fitted wardrobes, with a window providing views across Bishopston and beyond. The second bedroom is also a generous size and benefits from a large built-in wardrobe. The bathroom is fitted with a large bath with shower over, sink, and WC.

### External

The rear garden is primarily laid to lawn and benefits from sun throughout the afternoon and evening. There is also a spacious decking area, ideal for outdoor dining and entertaining.

### Local Schools

Henleaze Infant/Junior School approx. 0.2 miles

Bishop Road Primary School approx. 0.36 miles

Redland Green School approx. 0.8 miles

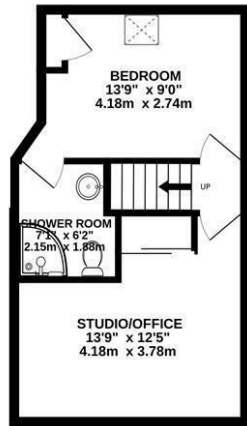
Bristol Free School approx. 1.35 miles



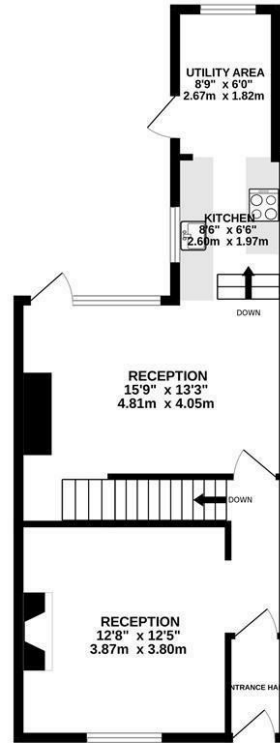




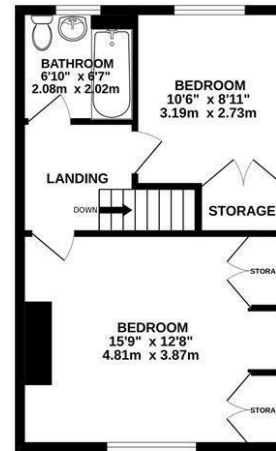
LOWER GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



FIRST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1224 sq.ft. (113.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Characterful and deceptively spacious
- Three double bedrooms with a further studio/office
- Extended kitchen
- Two reception rooms
- Private rear garden
- Excellent schools in close proximity
- Open green spaces nearby
- Redland Green School APR

**Guide Price:** £550,000

**Tenure:** Freehold

**Council Tax Band:** B

**EPC Rating:** C

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change.

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