



111 WELLINGTON HILL WEST,
HENLEAZE, BS9 4SH

GOODMAN
& LILLEY







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GUIDE PRICE
£575,000

Superb 1930s Three-Bedroom Family Home – Henleaze / Westbury-on-Trym Borders (BS9)

A beautifully refurbished turn-key family home, perfectly positioned on the highly sought-after borders of Henleaze and Westbury-on-Trym. This elegant 1930s property has been tastefully modernised throughout, offering generous living spaces, driveway parking, and a delightful south-west facing garden ideal for relaxing or entertaining.

Finished to a high standard, the home combines classic period character with contemporary comfort and style. The bright, welcoming interiors create an exceptional sense of space — perfect for family life or professionals seeking a ready-to-move-in property in a prime BS9 location.

Location

Perfectly positioned in a popular BS9 location, the property enjoys close proximity to both Henleaze and Westbury-on-Trym High Streets, each offering a wide variety of shops, cafés, and amenities. The area is well served by excellent local schools, while the M4/M5 motorway networks and Bristol city centre are easily accessible via Muller Road and the M32.

Summary

Ground Floor:

Bright 16 ft sitting room with period charm and bay window.

Extended open-plan kitchen/dining room — newly fitted and perfect for modern family living.

Practical cloakroom/WC and under-stairs storage.

First Floor:

Three bedrooms (two generous doubles and one single).

A modern family bathroom with a newly fitted contemporary suite.

Outside:

Driveway parking for multiple vehicles.

A south-west facing rear garden — private and ideal for summer entertaining or relaxing.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance Porch

Double glazed outer door and windows leading to the main entrance door to the hallway.

Entrance Hallway

Generously sized entrance hall with stairs to the first floor, fitted flooring and doors to:

Sitting Room

Measuring 16 ft in length the sitting room is located at the front of the house with a double glazed bay window, radiator and fireplace.

Open Plan Kitchen / Dining Room

A wonderful open plan space with double glazed windows and double doors out the the south facing rear garden, fitted flooring throughout, feature radiators, and a fitted kitchen area with wall and base units , work surfacing over, sink, fitted appliances and under unit lighting.

Downstairs Cloakroom / WC

Fitted with low level wc and basin.

First Floor

Landing

Doors to all first floor rooms.

Bedroom One

With double glazed bay window to the front aspect, radiator.

Bedroom Two

The second generous double bedroom with double glazed window to the rear over looking the garden, radiator.

Bedroom Three

Double glaze window to the front elevation, radiator.

Bathroom

Newly fitted modern suite comprising bath with shower over, low level WC and hand basin, feature radiator / towel rail, double glazed window to the rear.

Outside

Front

To the front of the house setting it back from the road can be found brick paved driveway parking with 2 spaces.

Rear

The rear garden facing a sunny south / westerly direction is of great proportions with paved patio and generous lawn, newly enclosed by fencing.

Further Information

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax : Bristol City Council - Band D.

Services: Mains Gas, Water, Drainage and Electric.



- Refurbished classic 1930's semi detached family home
- No onward chain
- Three spacious bedrooms
- Stylish and modern kitchen and bathroom
- Bright open-plan living/dining areas
- Private driveway with off-street parking
- Beautifully landscaped south-west facing garden
- Excellent local schools, shops, and transport links nearby
- Viewing is highly recommended to fully appreciate the quality, comfort, and lifestyle this wonderful home offers.

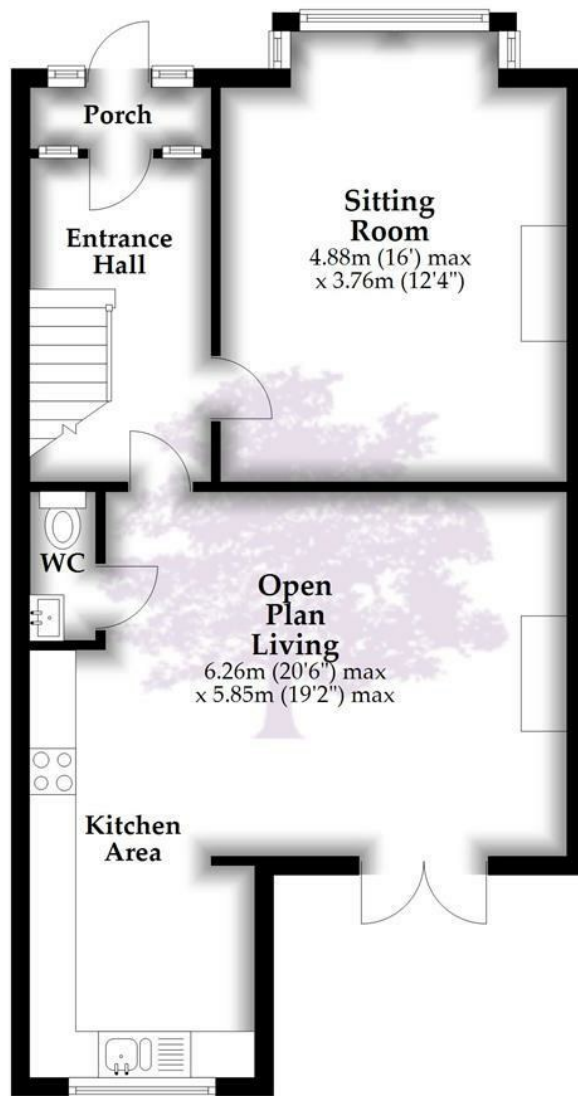




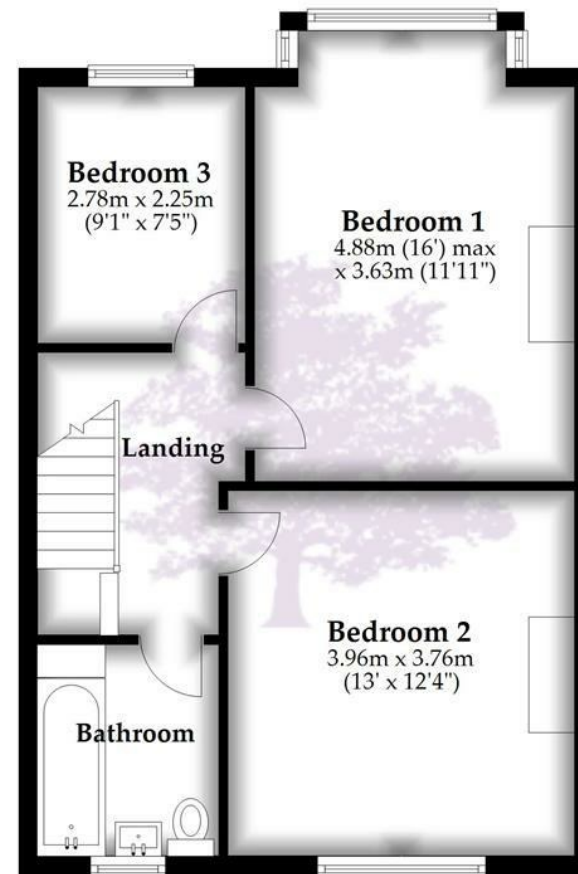
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Ground Floor



First Floor



Total area: approx. 105.6 sq. metres (1136.5 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.

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