6 KENDON DRIVE, HENLEAZE, BS10 5BP

GOODMAN & LILLEY

6 Kendon Drive

Henleaze BS10 5BP

- Superb Extended Family Home
- Four Bedrooms
- Downstairs Cloakroom / WC
- Parking / West Facing Garden
- Excellent Location
- Wonderful Extended Kitchen / Breakfast Room with Utility Room
- Three Receptions Rooms

Summary

The well planned accommodation on offer consists of on the ground floor a welcoming hallway, sitting room to the front and dining room (currently being used as a playroom) and a wonderful extended kitchen / breakfast room to the rear both with doors to the rear garden. The ground floor is finished with a home office, downstairs cloakroom/wc and a
utility room. The first floor has three bedrooms and a generously sized family bathroom that has been recently refitted and the converted loft space offers one more bedroom making four in total.

Further benefits include driveway parking at the front and a wonderful west facing garden to the rear.

A wonderful family home in a great position only a short walk to local shops, excellent local schools and major employers.

Accommodation

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

Ground Floor

Entrance Hall

Generous in size with an attractive recently refurbished parquet wooden floor, stairs to the first floor, radiator and doors to:

Downstairs Cloakroom / WC

Fitted wc and wash basin.

Sitting Room

Double glazed bay window to the front aspect, feature open fireplace, picture rails, radiator.

Dining Room / Playroom

Double glazed windows and central door to the rear garden, radiator.

Kitchen / Breakfast Room

A wonderfully extended kitchen / breakfast room with ample space for a dining table, double glazed window and double doors to the rear, inset spot lighting, wood effect floor, modern well fitted kitchen with integrated appliances, door to utility

Utility

With wall mounted gas boiler, plumbing and space for a washing machine and space for tumble dryer, radiator.

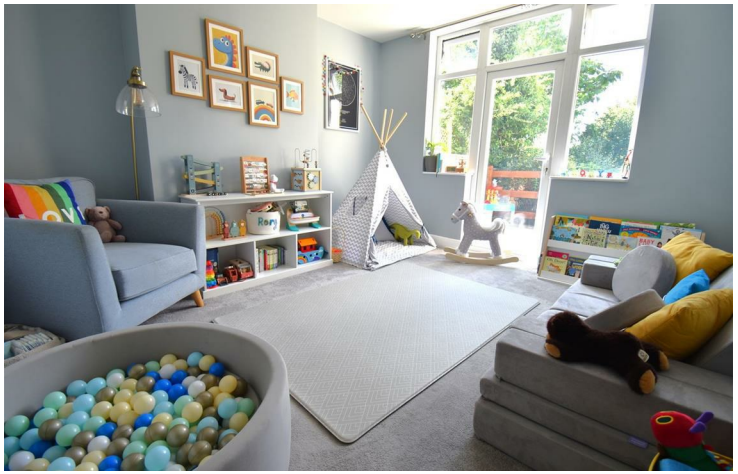
Home Office

Forming part of the side extension a multi use room with radiator and skylight window. Currently used as a home office.

First Floor

Landing

Double glazed window to the side, further stairs to the second floor and doors to:



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Bedroom One
A generous main bedroom with double glazed bay window to the front aspect, fitted wardrobe, radiator.

Bedroom Two
Double glazed window to the rear aspect, radiator.

Bedroom Four
Double glazed window to the front and radiator.

Bathroom
Fitted with a quality modern bathroom suite in white comprising bath, with shower over, wash basin and wc. Feature part leaded glazed door, tiled surrounds, tiled floor, double glazed windows to the rear and side, towel rail/radiator.

Second Floor

Landing
Double glazed window to the side, fitted airing cupboard and door to:

Bedroom Three
A great sized loft bedroom with three velux windows, built in storage, radiator and doors to additional roof space eve storage.

Outside

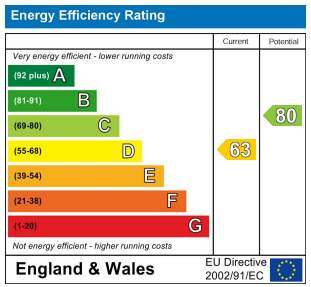
Front
A good sized front garden setting the house back from the road with parking, providing access to the entrance door and a very useful 1/4 garage / bike storage with power and light.

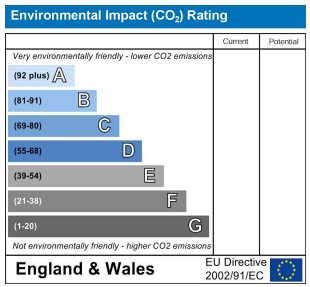
Rear
The rear garden faces a sunny westerly direction and offers a generous raised deck from the back doors ideal for those evening barbeques and steps down to a good sized lawn area with fenced borders.

Further Information
Council Tax Band: D

Local Authority: Bristol Council

Services: Mains Gas, Water, Drainage and Electric.





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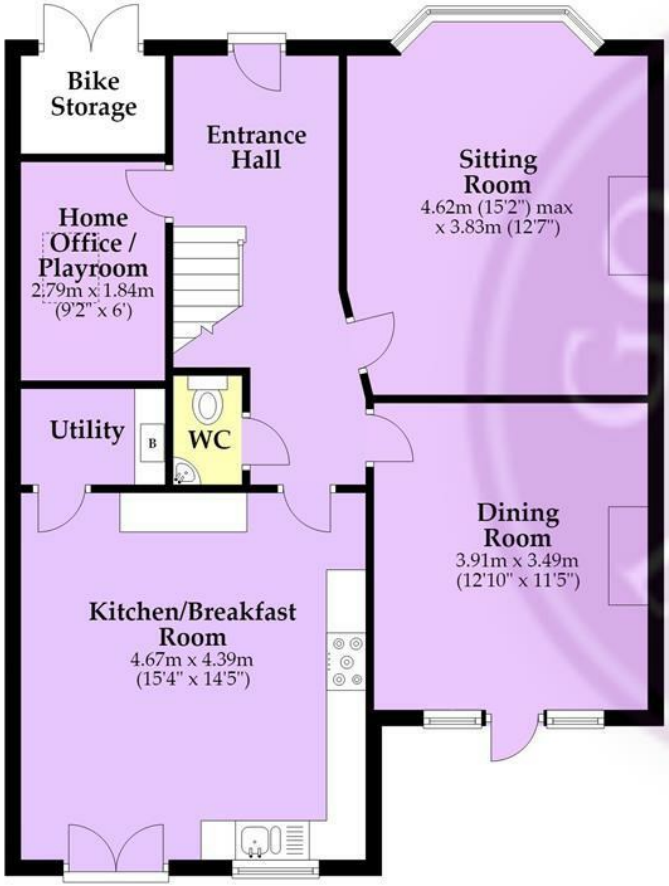
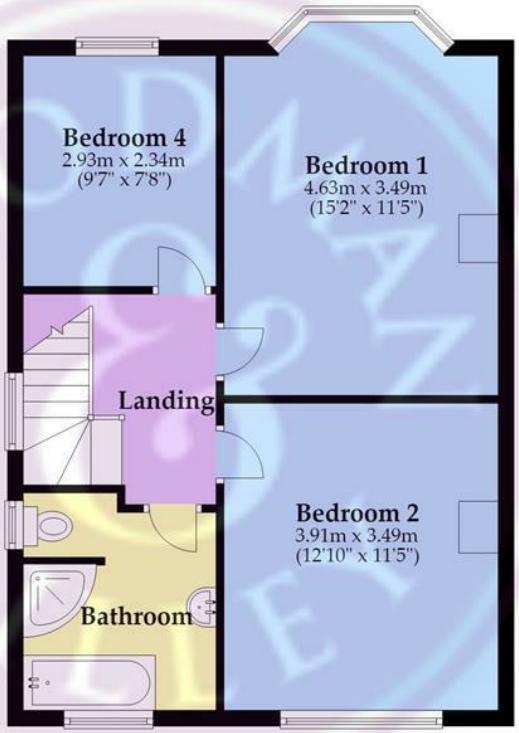
Ground Floor
Approx. 75.1 sq. metres (808.5 sq. feet)



First Floor
Approx. 50.5 sq. metres (544.1 sq. feet)



Second Floor
Approx. 25.4 sq. metres (273.8 sq. feet)

Total area: approx. 151.1 sq. metres (1626.4 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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