MAGGS & ALLEN

91 WELLINGTON HILL WEST

HENLEAZE, BRISTOL, BS9 4SH

£450,000

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A three-bedroom, 1930s family home located on a popular road in Henleaze. In need of some modernisation, the property boasts excellent potential and offers two reception rooms, a separate kitchen, a garage, off-street parking and a large south-westerly facing garden. Offered to the market with no onward chain.

Ground Floor

An original front door with a beautiful leaded glass surround gives way to a wide entrance hall; providing access to the staircase and ground floor rooms.

The front reception room is a particularly welcoming space, offering generous proportions and retaining picture rails, coving, and a large double-glazed bay window allowing for a wealth of natural light to flood the space throughout the day. The second reception room is adjacent, and makes for an ideal dining space with sliding glass doors framing the rear garden.

At the rear of the house, an extended galley kitchen comprises a range of base and wall-mounted units with worktops and tiled splashbacks, with plenty of space available for freestanding appliances. With a large window to side and an external door to the garden, the kitchen enjoys light from two directions.

First Floor

Ascending to the first floor landing, you will find three sizeable bedrooms and a family bathroom.

The main bedroom is a bright, bay-fronted double with fitted storage, and the second bedroom is similarly-sized with a pleasant view of the garden. Bedroom 3 is a large single, and makes for an ideal home office, nursery, guest room or study.

Completing the accommodation is a three-piece family bathroom, encompassing a toilet, sink and bath with shower over.

Externally

From Wellington Hill West, a gate opens to a lawned front garden, with shallow steps leading to the front door.

The rear garden is perhaps one of this property's most attractive features; offering ample space for a rear extension if desired (STPP). Primarily laid to lawn, the garden enjoys a south-westerly facing aspect, benefitting from sunlight throughout the day.

Towards the end of the garden, you will find a secure single garage, as well as a driveway served by a rear access lane.

Location

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

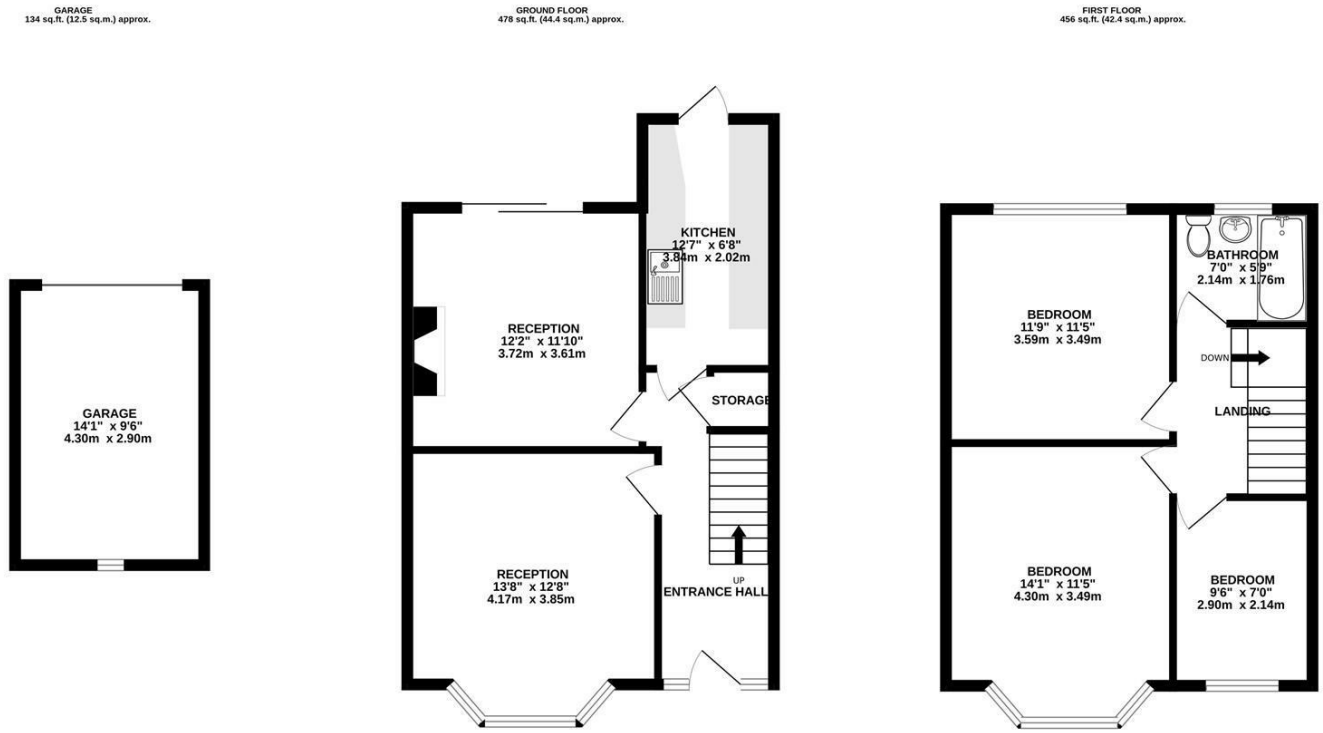
The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, the M4/M5 motorways and Parkway Station, Henleaze offers a blend of residential charm and superb convenience.

Schools

Horfield CofE Primary School - 0.18 miles
Claremont School - 0.58 miles
Henleaze Junior School - 0.62 miles
Bristol Free School - 0.99 miles

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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- A double-bay-fronted, 1930s terraced home
- Three generous bedrooms
- Two reception rooms, plus an extended galley kitchen
- Neutral family bathroom
- In need of some modernisation, offering excellent potential to extend (STPP)
- Large, south-westerly facing rear garden
- Garage and driveway served by a rear access lane
- Offered to the market with no onward chain

Guide Price: £450,000

Tenure: Freehold

Council Tax Band: D

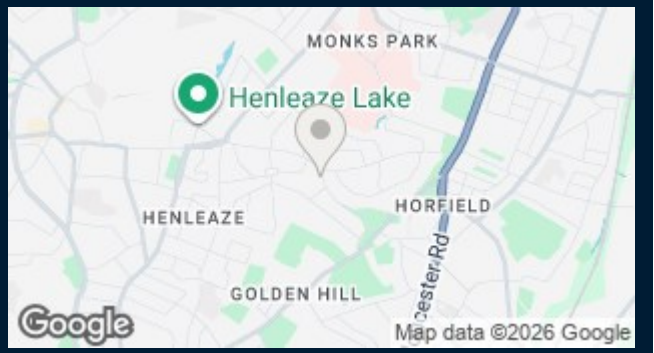
EPC Rating:

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. Please contact the office to confirm any details.



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