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40 KINGS WESTON AVENUE

SHIREHAMPTON  
BS11 0AL

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### PROPERTY DESCRIPTION

Chain Agreed | Two Double Bedrooms | Two Parking Spaces | Open-Plan Kitchen/Diner | Popular Shirehampton Location

Perfectly suited to first-time buyers, this well-presented two double bedroom terraced home comes to the market with an agreed onward chain already in place, allowing the purchase process to get underway without delay.

Set back from the road behind a stone wall and gated front garden, the property enjoys an attractive position with a lawned frontage and pathway leading to the entrance.

Upon entering, a welcoming hallway provides valuable additional storage space. To the front of the property, the bright and comfortable lounge is enhanced by a characterful bay window, creating a lovely space to relax and unwind.

The real heart of the home is the open-plan kitchen/dining room to the rear. Ideal for modern living and entertaining, this sociable space benefits from double doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Outside, the rear garden is predominantly laid to lawn with a patio area, providing plenty of space for summer barbecues, children to play or simply enjoying the outdoors. A particularly rare and sought-after feature is the two off-street parking spaces located to the rear of the property.

Upstairs, the accommodation continues with two generous double bedrooms, including a principal bedroom with built-in storage. A family bathroom completes the first-floor accommodation.

### Location

Kings Weston Avenue enjoys an excellent position within popular Shirehampton, offering a fantastic balance of green space and commuter convenience. A bus stop is located just a short stroll from the property, with regular services providing easy access to Bristol City Centre, Cribbs Causeway and its extensive retail, leisure and dining amenities, as well as a variety of other destinations across the area. For rail travel, Shirehampton Railway Station and the closer Station at the Park and Ride provide regular services into Bristol Temple Meads and across the city, further enhancing connectivity for commuters and leisure travellers alike.

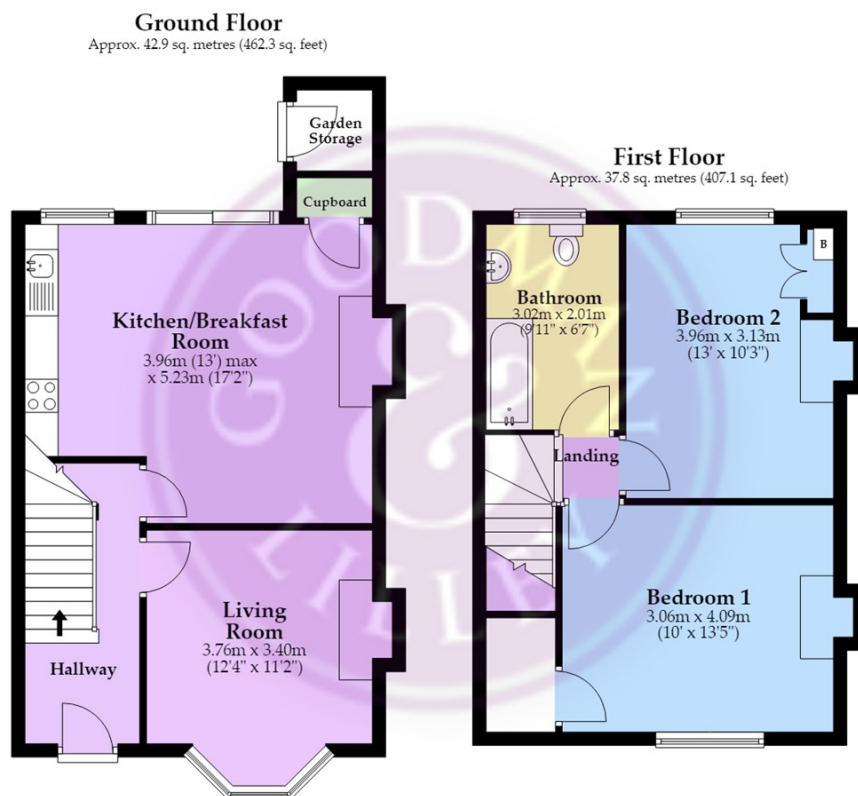
For those who enjoy the outdoors, the beautiful Kings Weston Estate, with its historic parkland, woodland walks and far-reaching views, is nearby, while Blaise Castle Estate, riverside walks and other green spaces are all within easy reach.

The property is also well placed for a range of local schooling options, making it an excellent choice not only for first-time buyers but also for those looking ahead. Nearby primary schools include Shirehampton Primary School, Nova Primary School and St Bernard's Catholic Primary School, while secondary education is served by Oasis Academy Brightstowe, all within easy reach of the property.

Shirehampton itself offers a popular village-style High Street with a range of shops, cafés, pubs and everyday amenities, all contributing to the area's strong community feel. Combining generous living accommodation, private parking, nearby schools and excellent commuter links, this is a fantastic opportunity to purchase a home in one of Bristol's most popular and well-connected suburbs.







Total area: approx. 80.8 sq. metres (869.4 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.

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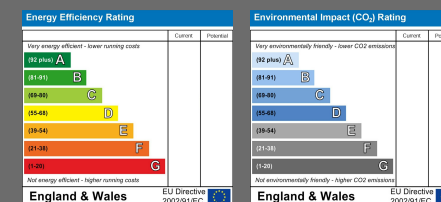
2 BEDROOMS  
TENURE - FREEHOLD

1 RECEPTION ROOMS  
IN ALL SQ.FT

1 BATHROOMS  
COUNCIL TAX BAND - B

- Complete onward chain in place
- Open-plan kitchen/dining room
- Lounge with attractive bay window
- Front garden set behind a stone wall and gate
- Easy access to Kings Weston Estate and Blaise Castle Estate

- Two generous double bedrooms
- Double doors opening onto the rear garden
- Two off-street parking spaces to the rear
- Excellent transport links by bus and train
- Nearby primary and secondary schools



Opening hours vary slightly in each office  
Mon to Fri - Usually 9am till 6pm  
Saturday 9.00am-4.00pm