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13 Kellaway Avenue, Bristol, BS6 7XP **£750,000**

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- COMPLETE ONWARD CHAIN
- Three Bedroom
- Open Plan
- Driveway & Parking
- Westbury Park
- Double Garage with Store
- WC & Family Bathroom
- PLANNING PERMISSION FOR LOFT CONVERSION

Situated within the ever-popular area of Westbury Park, this three bed family home, offers plenty inside and out! Three generous bedrooms, an open plan kitchen/living space with driveway, rear garden and expansive double garage this property is ready for its new owners.

Entrance is permitted via the porch which has been added by the current owners, creating a perfect place to leave coats and shoes when escaping the elements into this welcoming home.
Upon stepping inside the hallway permits access to a number of rooms, to your left is the traditional front room, ideal for relaxing at the end of the day. Benefitting a bay window, filling the room with natural light.
To the rear of the property is the expansive family space, versatile to be used in however suits the occupier. Previously used as a dining room but now used as a second reception space that flows effortlessly into the kitchen/breakfast area. Benefitting plenty of worktop space and storage to making meal prep a breeze. This space also provides access to the rear garden which is mainly laid to lawn.
Completing the ground floor is an incredibly useful cloakroom WC - always handy when hosting friends or family.

Upstairs are three well appointed bedrooms. Two of which are expansive doubles, with the third providing a brilliant space to become a home office, games room, nursery or single bedroom.
The four piece family bathroom completes this floor featuring a walk in shower and stand alone bath.

Externally this property continues to impress with an excellent driveway to the front, with future parking to the rear, in front of the double garage.
The garage itself has power, lighting and plumbing, perfect for a workshop, studio, home office or even a fish tank filtering space!

This property is in a sought-after location within close proximity to a number of well regarded schools: Redland Green School, Henleaze School, Bishop Road School and Westbury Park School

Note: Planning Approved for Loft Conversion.

Sitting Room 13'0" x 13'0" (3.98 x 3.98)

Dining Room 14'6" x 11'5" (4.42 x 3.5)

Kitchen/Breakfast Room 20'10" x 19'4" (6.36 x 5.91)

Bedroom One 15'3" x 13'2" (4.66 x 4.02)

Bedroom Two 14'9" x 11'6" (4.51 x 3.51)

Bedroom Three 8'9" x 7'11" (2.69 x 2.43)

Bathroom 9'9" x 7'11" (2.98 x 2.42)

WC

Porch

Double Garage 17'8" x 15'7" (5.40 x 4.75)

Store 13'5" x 6'10" (4.09 x 2.1)


























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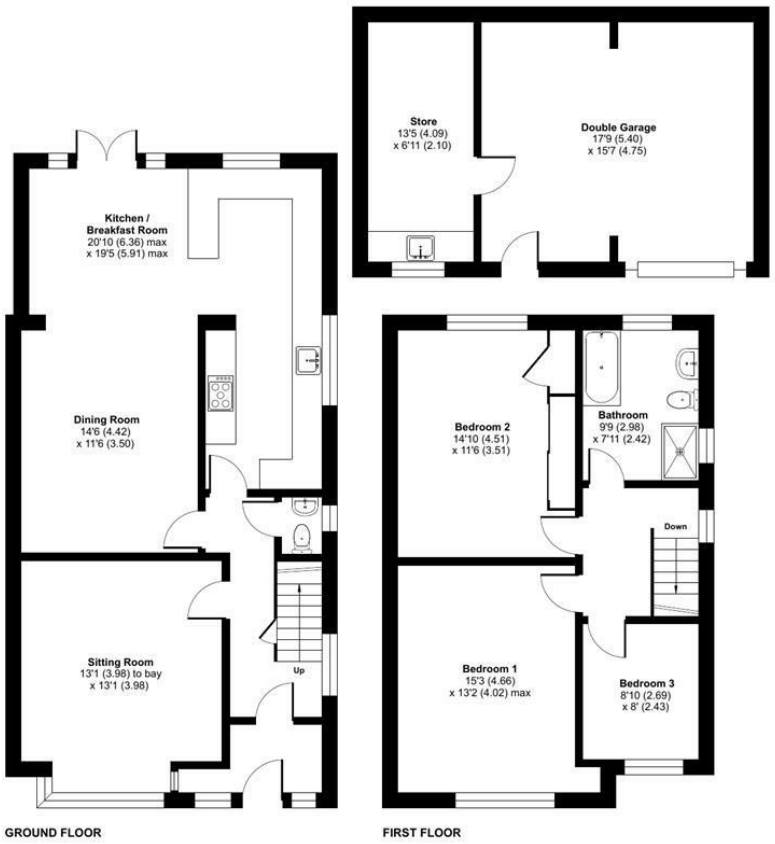
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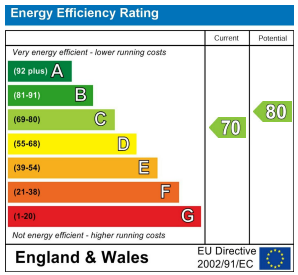
Approximate Area = 1362 sq ft / 126.5 sq m
Garage = 391 sq ft / 36.3 sq m
Total = 1753 sq ft / 162.8 sq m
For identification only - Not to scale

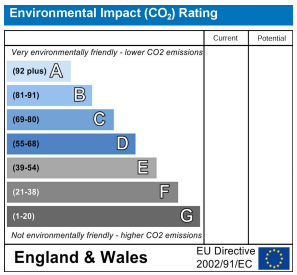


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1455416

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