



## 29 Kendon Drive

Horfield, Bristol, BS10 5BS

£2,400 Per Month



PLEASE DO NOT CALL AGENT AND IF YOU WOULD LIKE TO APPLY, PLEASE EMAIL AGENT THROUGH THE PORTAL REQUESTING AN APPLICATION FORM

Having recently undergone a programme of redecoration and refurbishment, this attractive three bedroom double bay fronted semi detached home offers spacious and light filled accommodation that combines character with modern comforts. Original features including stained glass leaded inset windows, picture rails, original internal doors and Art Deco fireplaces sit comfortably alongside a recently fitted kitchen and contemporary bathroom.

Internally, the property is entered via a useful entrance porch which leads into a welcoming hallway with staircase rising to the first floor and doors to the principal ground floor rooms. These comprise a bright bay fronted lounge with feature Art Deco fireplace, a separate dining room with additional fireplace and French doors opening directly onto the rear garden, together with a recently fitted double galley style kitchen offering a range of integrated appliances. To the first floor, the property provides three generously proportioned bedrooms, all served by a modern two piece bathroom with shower over the bath and a separate WC.

Externally, both the front and rear gardens have been designed with ease of maintenance in mind. The front garden offers a small lawn, mature flower beds and a driveway accessed via a dropped kerb. The rear garden has been thoughtfully tiered across several levels and enjoys a number of lawned areas, two hardstanding seating terraces, mature well stocked flower beds, a brick built potting shed and a detached garage.



## INTERIOR

### GROUND FLOOR

**PORCH 6'6" x 2'3"** (2m x 0.7m )

Door and original style stain glass lead inset windows leading to hallway.

**HALLWAY 14'9" x 6'6"** (4.5m x 2m )

Picture rails, understairs storage cupboard, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

**RECEPTION ONE 14'1" x 12'1"** into bay (4.3m x 3.7m into bay)

Double glazed bay window to front aspect, radiator, picture rails, art deco style open fireplace, power points.

**DINING ROOM 17'4" x 11'5"** (5.3m x 3.5m )

Double glazed windows and French doors to rear aspect overlooking and providing access to rear garden, picture rails, open plan art deco style fireplace, radiator, power points.

**KITCHEN 13'5" x 7'6"** (4.1m x 2.3m )

Dual aspect double glazed windows to rear and side aspects, obscured double glazed door to rear aspect leading to rear garden. Recently fitted kitchen comprising range of matching soft close wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated double electric oven with four ring gas hob and stainless steel extractor fan over, integrated fridge, freezer and washing machine, space for dishwasher. Wall mounted combination boiler, radiator, power points, tiled splashbacks to all wet areas.

### FIRST FLOOR

**LANDING 10'5" x 3'7"** (3.2m x 1.1m )

Access to loft via hatch, obscured double glazed window to side aspect, picture rails, power points, doors leading to rooms.

**BEDROOM ONE 15'5" x 11'5"** into bay (4.7m x 3.5m into bay)

Double bay window to front aspect, picture rails, radiator, power points.

**BEDROOM TWO 12'5" x 11'5"** (3.8m x 3.5m )

Double glazed window to rear aspect overlooking rear garden, picture rails, radiator, power points.

**BEDROOM THREE 9'2" x 7'10"** (2.8m x 2.4m )

Double glazed window to front aspect, picture rails, radiator, power point.

**BATHROOM 7'6" x 5'2"** (2.3m x 1.6m )

Obscured double glazed window to rear aspect, modern matching two piece suite comprising pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, radiator, extractor fan, airing cupboard, tiled splashbacks to all wet areas.

**WC 4'3" x 2'3"** (1.3m x 0.7m )

Obscured double glazed window to side aspect, low level WC.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with fenced boundaries, well stocked flower beds, driveway that's accessed via a dropped kerb and leads to the garage, steps leading to front door.

### REAR GARDEN

Tiered rear garden mainly laid to lawn with well stocked flower beds. Two hardstanding seating areas, brick built potting shed. Garage

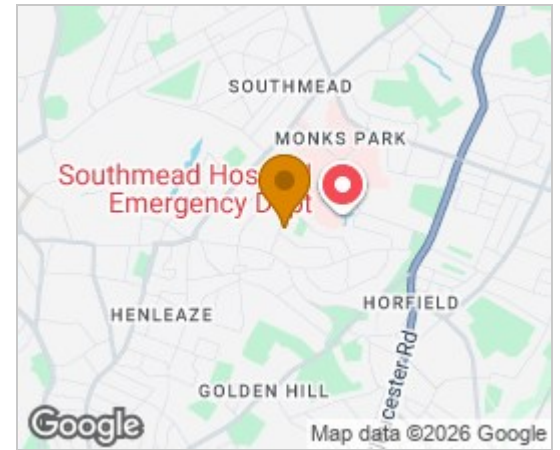
### TENURE

This property is freehold

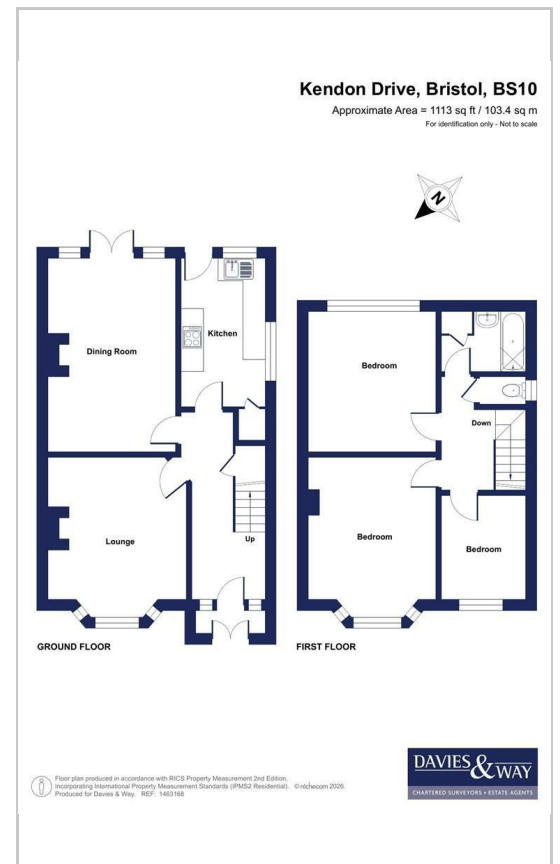
### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

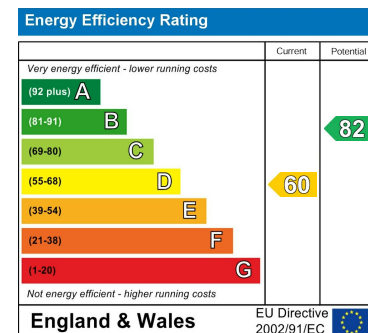
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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