



94 WELLINGTON HILL WEST,  
HENLEAZE, BS9 4SN

---

GOODMAN  
& LILLEY













# 94 WELLINGTON HILL WEST

## HENLEAZE BS9 4SN

GUIDE PRICE  
£440,000

A wonderful three bedroom family home plus additional loft room, situated on the edge of Henleaze and Westbury-on-Trym, close to great local schooling with attractive gardens, garage and parking.

Viewing is highly recommended to fully appreciate all that is on offer here. Call, Click or Come in to visit our experienced sales team.

### Location

The property is situated in a popular location within close proximity to Henleaze and Westbury-on-Trym High Streets both with a wide variety of shops and amenities, as well as excellent local schools. The M4/M5 motorway networks and Bristol's city centre are also easily access via Muller Road and the M32.

### Summary

The property offers in brief comprises entrance porch and hallway, a sitting room opening into a dining room behind and a fitted kitchen to the ground floor with three well proportioned bedrooms and a family bathroom to the first floor. There is also a loft room with en suite shower room. Further benefits include gas heating, double glazing, gardens and garage, parking to the rear.

### Accommodation

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

### Entrance Porch

Accessed across the front garden with double doors and internal entrance door to the main hallway.

### Entrance Hall

Stairs to the first floor, doorways to:

### Sitting / Dining Room

A wonderfully sized room, originally having been two separate rooms that have been knocked together. The sitting room with double glazed

window to the front and feature fireplace opens into the dining room to the rear again with double glazed window.

### Kitchen

A fitted kitchen incorporating wall and base units, work surfacing over, sink unit, space cooker, washing machine, dish washer and fridge / freezer. Door and windows to the rear garden and tiled floor,

### First Floor

### Landing

With stairs containing up to the loft room and doors to:

### Bedroom One

A double bedroom with double glazed windows to the front aspect,

### Bedroom Two

A second double bedroom with double glazed windows to the rear aspect over looking to garden,

### Bedroom Three

Double glazed window to the front elevation.

### Bathroom

Fitted modern suite comprising bath with shower fitted over, low level WC and wash basin, tiled surrounds, fitted flooring and double glazed window.

### Second Floor

### Loft Room

Converted by the present owners over twenty years ago with velux window to the rear access to further loft space storage, wardrobe and door to an en suite shower room.

### En Suite

Fitted white suite with walk in shower, low level WC and wash basin, tiled surrounds and velux window.

### Outside

### Gardens

There are gardens to both the front and rear of the house. The front with lawn and path to the entrance door, and the rear garden with patio and lawn areas, a brick built storage shed, and path to a rear gate providing access to a rear lane with parking and a garage.

### Garage

Single detached garage located to the rear of the property.



- Great Location
- Attractive Gardens

- Three Bedrooms
- Garage / Parking

- Additional Loft Room
- Call to View







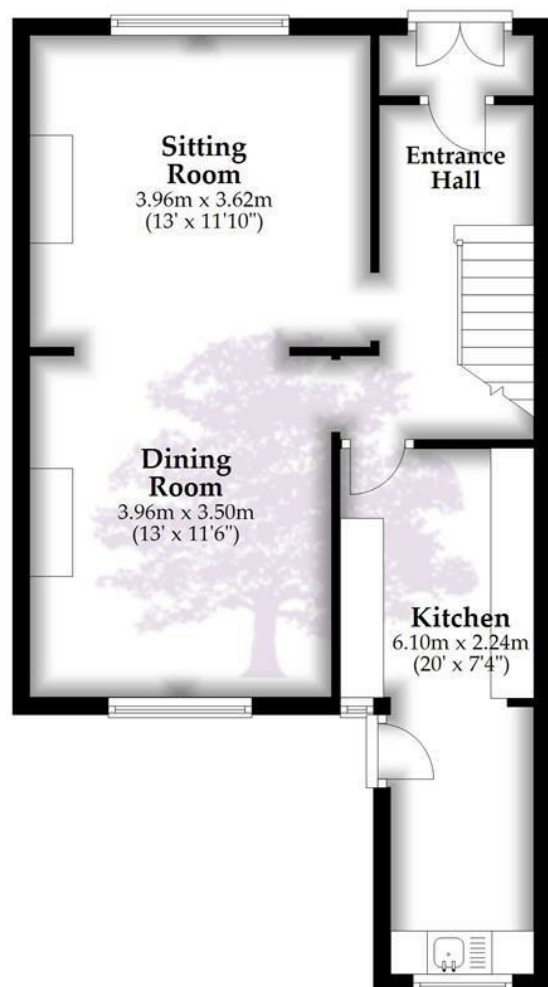


GOODMAN  
& LILLEY

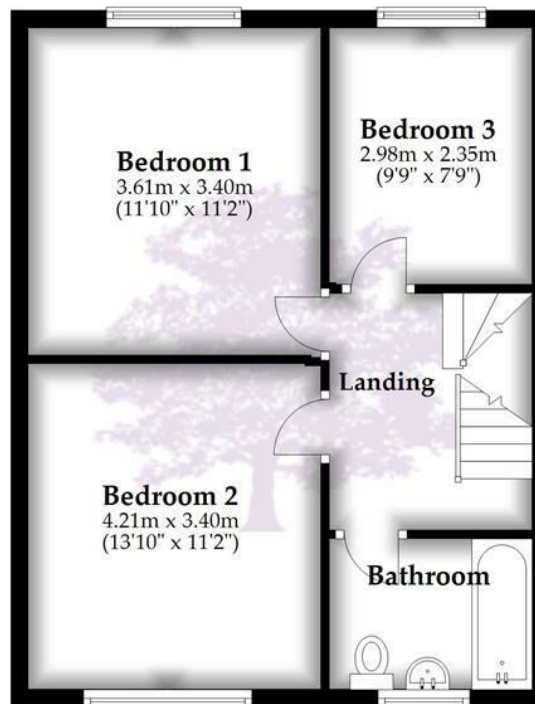




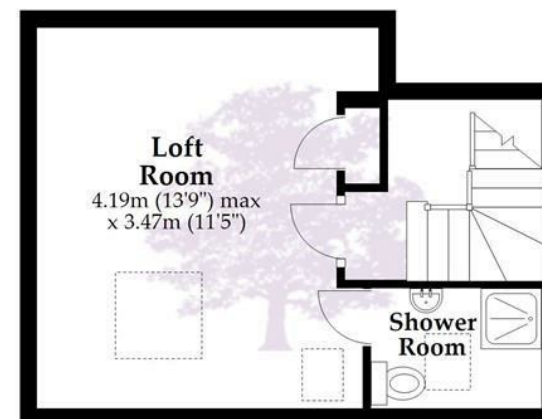
**Ground Floor**



**First Floor**



**Second Floor**



Total area: approx. 119.4 sq. metres (1284.9 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.



## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
[henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
[sales@goodmanlilley.co.uk](mailto:sales@goodmanlilley.co.uk)

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
[shire@goodmanlilley.co.uk](mailto:shire@goodmanlilley.co.uk)

0117 213 0333

## LETTINGS

[lettings@goodmanlilley.co.uk](mailto:lettings@goodmanlilley.co.uk)

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
[LNH@goodmanlilley.co.uk](mailto:LNH@goodmanlilley.co.uk)

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla