



111 WELLINGTON HILL WEST,
HENLEAZE, BS9 4SH

GOODMAN
& LILLEY







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HENLEAZE BS9 4SH

GUIDE PRICE
£589,950

A superb three bedroom 1930's family home located on the sought after borders of Henleaze and Westbury on Trym that benefits from generous sized rooms, driveway parking and south west facing garden.

Viewing is highly recommended to truly appreciate the quality and lifestyle on offer with this beautiful family home.

Location

The property is situated in a popular BS9 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 accommodation which is set over two floors comprises of on the ground floor a 16 ft sitting room, extended open plan newly fitted kitchen/dining room and downstairs cloakroom/WC. The first floor houses all three of the bedrooms and a family bathroom with newly fitted modern suite.

Accommodation

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

Ground Floor

Entrance Porch

Double glazed outer door and windows leading to the main entrance door to the hallway.

Entrance Hallway

Generously sized entrance hall with stairs to the first floor, fitted flooring and doors to:

Sitting Room

Measuring 16 ft in length the sitting room is located at the front of the house with a double glazed bay window, radiator and fireplace.

Open Plan Kitchen / Dining Room

A wonderful open plan space with double glazed windows and double doors out the the south facing rear garden, fitted flooring throughout, feature radiators, and a fitted kitchen area with wall and base units , work surfacing over, sink, fitted appliances and under unit lighting.

Downstairs Cloakroom / WC

Fitted with low level wc and basin.

First Floor

Landing

Doors to all first floor rooms.

Bedroom One

With double glazed bay window to the front aspect, radiator.

Bedroom Two

The second generous double bedroom with double glazed window to the rear over looking the garden, radiator.

Bedroom Three

Double glaze window to the front elevation, radiator.

Bathroom

Newly fitted modern suite comprising bath with shower over, low level WC and hand basin, feature radiator / towel rail, double glazed window to the rear.

Outside

Front

To the front of the house setting it back from the road can be found brick paved driveway parking with 2 spaces.

Rear

The rear garden facing a sunny south / westerly direction is of great proportions with paved patio and generous lawn, newly enclosed by fencing.

Further Information

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band:

Services: Mains Gas, Water, Drainage and Electric.



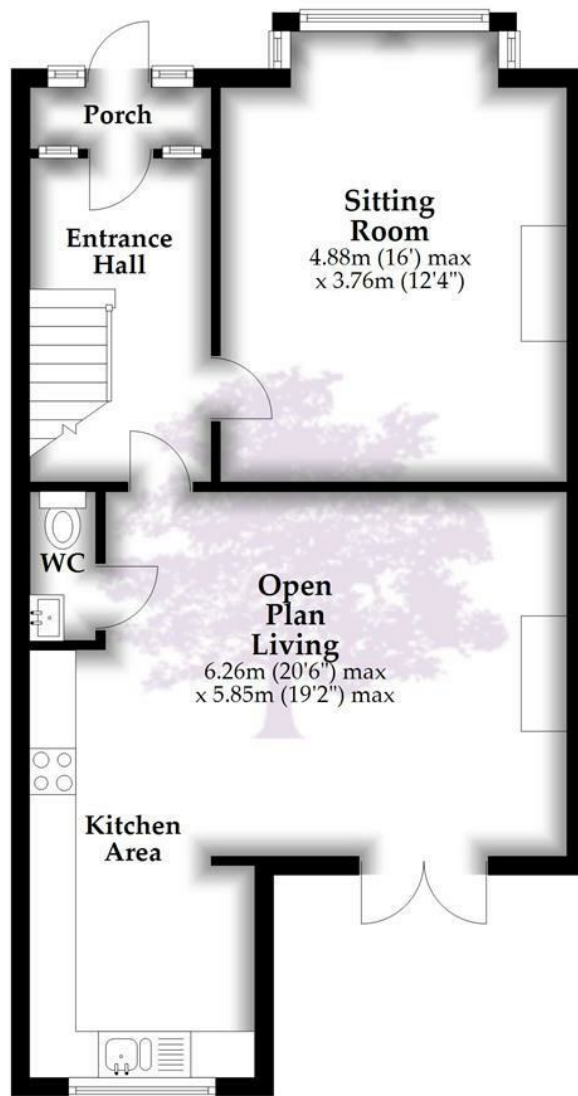




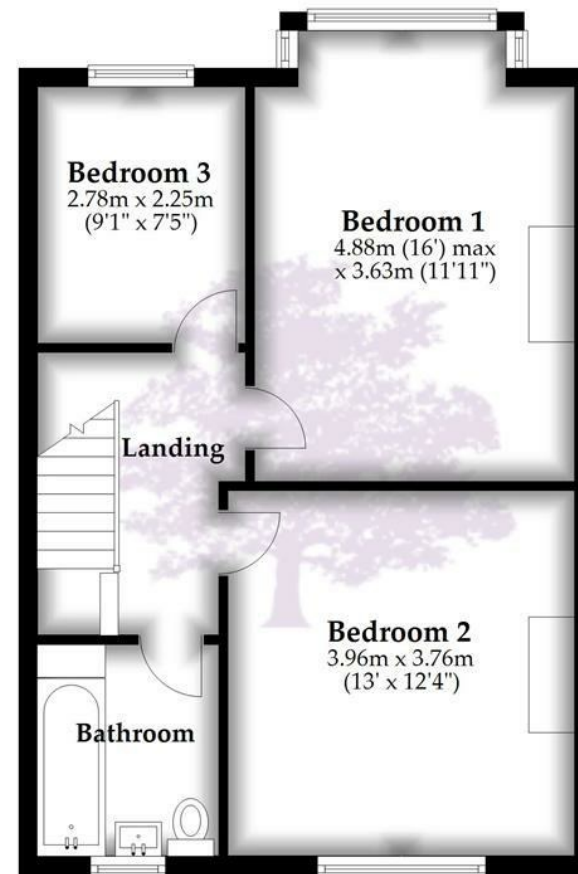
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Ground Floor



First Floor



Total area: approx. 105.6 sq. metres (1136.5 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.

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