



3 WALLISCOTE AVENUE,
HENLEAZE, BS9 4SA

GOODMAN
& LILLEY







3 WALLISCOTE AVENUE

HENLEAZE BS9 4SA

GUIDE PRICE
£795,000

An impressive extended five bedroom semi detached family home with attractive gardens and garage. Superbly situated on a sought after Henleaze road just a short distance from Henleaze Infant/Junior schools and Henleaze Road high street with its wide range of amenities.

A truly fantastic home that would suit a wide range of prospective purchasers and must be seen to be fully appreciated.

Location

Situated on the highly regarded Walliscote Avenue, within easy walking distance to Henleaze Road shops and Tesco at Golden Hill. Excellent local independent and state schools such as Henleaze Infant & Juniors, Redmaids High, Badminton, St Ursula's, Redland Green & Bristol Free secondary schools.

Accommodation

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

Ground Floor

The ground floor is accessed across the front garden and through an entrance porch to a wonderful entrance hallway with fitted wooden flooring, stairs rising to the upper floors, attractive leaded glass to the front window and the entrance door, and doors to two reception rooms and the kitchen / breakfast room. The main sitting room is to the front of the house with a feature fireplace and double glazed bow window, and there is a dining room behind with fitted wooden flooring and double glazed bay window looking out to the rear garden. The superb kitchen / breakfast room is fitted to a high standard with wall and base units, integrated appliances. work surfaces and a fitted sink unit. Also the kitchen / breakfast room has space for a table, tiled flooring and a double glazed window and door to the rear garden.

First Floor

To the first floor the landing has stairs rising again to the converted loft space with further bedrooms, and doors to three bedrooms, two doubles and a single, and a well appointed family bathroom, with underfloor heating, attractive tiling and modern suite including a bath with central taps, low level wc, wash basin and feature heated towel rail / radiator.

Second Floor

The converted roof space offers two further bedrooms both of good proportions, one presently being used as a home office and finally there is a quality shower room on this floor.

Outside

Gardens

The front garden sets the house back from the road and has two paths one providing access to the entrance door and the other to side access to the rear garden. The rear garden is of generous size being approximately 80ft in length and it is mainly laid to lawn with a detached garage at its end.

Garage

The property comes with a detached garage at the rear of the garden accessed via a gated, secure rear lane.

- Wonderful Five Bedroom Home
- Highly Sought After Location
- Two Bathrooms
- Generous Rear Garden

- Well Presented Throughout
- Detached Garage





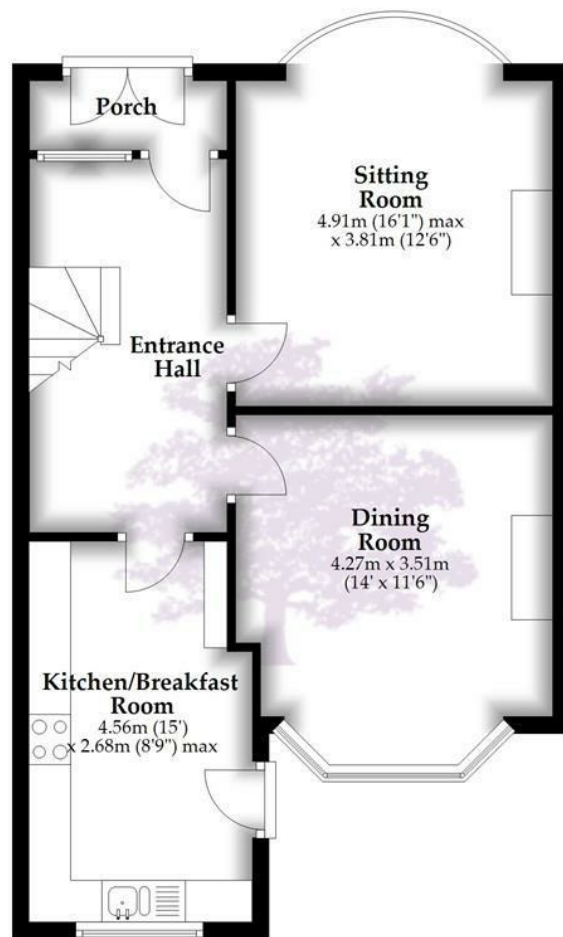


GOODMAN
& LILLEY



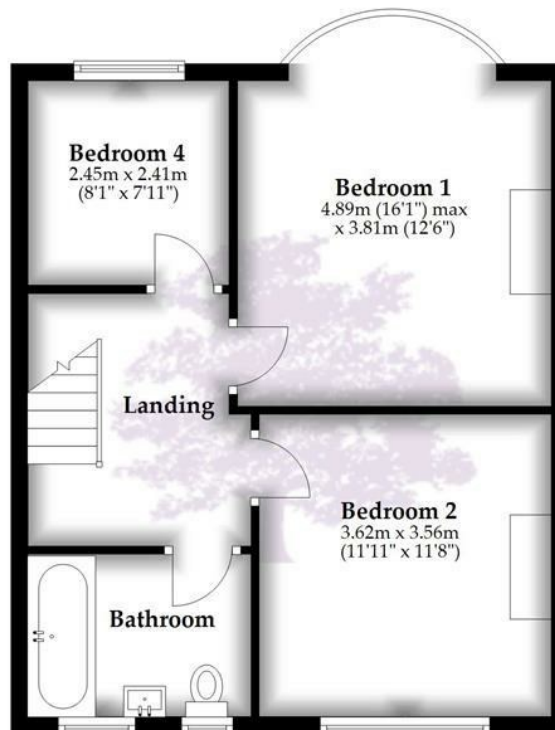
Ground Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



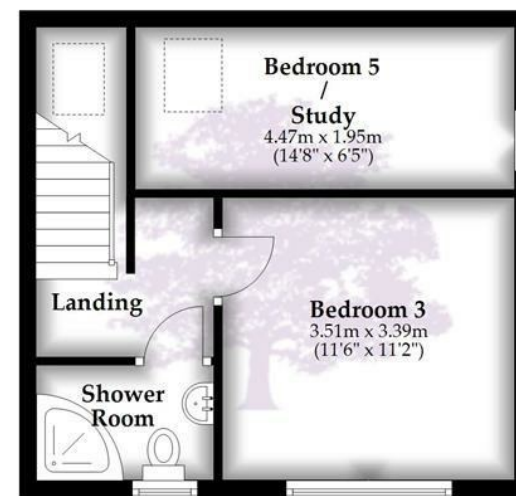
First Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Second Floor

Approx. 31.1 sq. metres (334.2 sq. feet)



Total area: approx. 134.8 sq. metres (1451.3 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

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
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