



MAGGS  
& ALLEN

112 WELLINGTON HILL WEST  
HENLEAZE, BRISTOL, BS9 4SH  
£850,000

An opportunity to purchase an immaculate three bedroom home plus two one-bedroom flats. Offering a wide range of uses, the property would make an ideal investment, or opportunity to incorporate the adjoining flats into the main house, to create a larger family home (STPP).

## Main House

A door set in a classic 1930s brick archway opens into an entrance porch, from which an original front door opens to the entrance hall.

Benefiting from newly-fitted flooring, a wide hallway provides access to an understairs storage cupboard, the staircase, and in turn the principal rooms. The sitting room is located at the front of the property, and has been freshly-decorated in line with the rest of the accommodation - boasting generous proportions, a fireplace, and a large bay window to the front aspect. At the rear of the house, the second reception room has been knocked through to an extended kitchen, creating a bright, open-plan living/dining area with French doors providing level access to the rear garden. Access is available to a ground floor WC, housing a toilet and sink.

The kitchen has been recently-fitted, and comprises a range of base and wall-mounted units with sleek, matte effect doors and granite effect worktops. Integrated appliances include an electric oven, electric hob with extractor, dishwasher and sink with drainer. Further space is available for a freestanding fridge/freezer and washing machine.

Ascending to the first floor landing, you will find three sizeable bedrooms and a family bathroom. The main bedroom is a well-proportioned double, with a large bay window overlooking Wellington Hill West. The second bedroom is adjacent, and boasts similar proportions to the main bedroom. Bedroom Three is situated at the front of the house, and would make an ideal large single bedroom, home office or study.

Completing the first floor accommodation is a contemporary three-piece bathroom encompassing a toilet, sink and bath with mains shower over.

## Ground & First Floor Flats

Accessed via the side of the property, the ground floor flat comprises a double bedroom, modern shower room, and an open-plan kitchen/living area. A door opens from the living area into a lawned rear garden, which is sectioned off from the main garden of the house.

The first floor flat is accessed via a private staircase, and encompasses a double bedroom, shower room and open-plan kitchen/living area.

## Externally

From Wellington Hill West, a block-paved driveway provides off-street parking for 3/4 cars, with a sectioned allocated to the flats.

The rear garden is deceptively large, benefiting from a south-westerly facing aspect ensuring the space is bathed in sunlight throughout the day. Primarily laid to lawn, the garden also boasts a patio area with a pergola, and would make an ideal space for families and keen gardeners alike. A section of the garden has been portioned off to the ground floor flat.

## Location

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

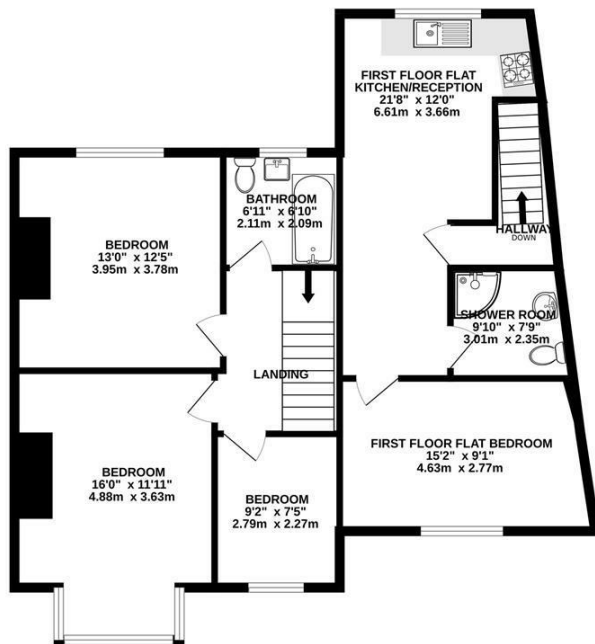
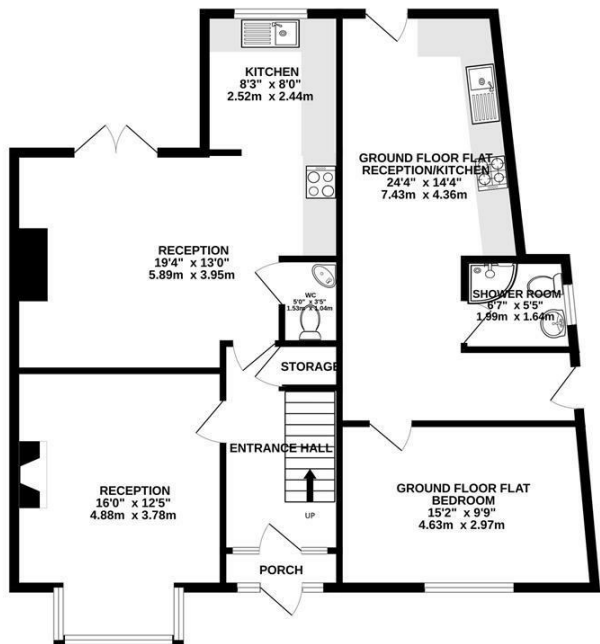
The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and superb convenience.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



**GROUND FLOOR**  
1000 sq.ft. (92.9 sq.m.) approx.

**1ST FLOOR**  
908 sq.ft. (84.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1907 sq.ft. (177.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- A great opportunity to purchase a three bedroom house and two, one-bedroom flats
- A recently-renovated home, presented in immaculate condition
- Scope to incorporate the flats into the family home, or to provide rental income
- Large, south-westerly facing rear garden
- Driveway providing off-street parking for multiple vehicles
- Located on a popular road within Henleaze, close to schools and amenities
- Offered to the market with no onward chain

**Guide Price:** £850,000

**Tenure:** Freehold

**Council Tax Band:** D

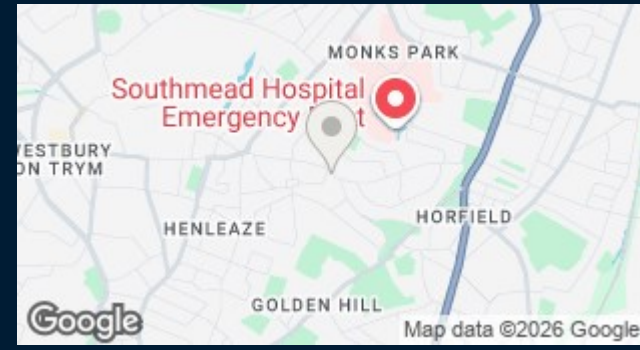
**EPC Rating:** C

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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