



MAGGS
& ALLEN

5 WELLINGTON HILL WEST
WESTBURY ON TRYM, BRISTOL, BS9 4SP
Guide Price £725,000

An incredibly spacious and well-presented four-bedroom chalet detached bungalow which overlooks Horfield Common. This property boasts four double bedrooms, a modern open plan kitchen/diner, a separate garage with rear access, plenty of off-street parking and a large south facing rear garden. The property offers buyers versatile accommodation.

Upon entering the property, there is a reception room to the front which has a fireplace and a double-glazed bay window overlooking Horfield Common. The other well-proportioned room on the ground floor is currently being used as a fourth bedroom and could be used as another reception room or study. There is also a second reception room with working log burner which leads into the spacious open plan kitchen/diner with vaulted ceilings. There are bi-fold doors which provide plenty of natural light throughout as well as providing access to the south facing rear garden. There are quartz worksurfaces in the kitchen, vinyl flooring and a separate utility room. There is also a door leading to the side access.

The large master bedroom is located on the ground floor at the rear of the property with a modern en-suite and double doors leading out onto the garden. There is also a third double bedroom and another bathroom on the ground floor, which has a shower unit above the bath. Upstairs there is a fourth double bedroom with a further en-suite and a separate room which the owners currently use for drying. Furthermore, there is plenty of accessible eave storage throughout.

As you step outside, you are greeted by a large south facing rear garden which is mostly laid lawn and mature shrubs along the side. There is also Indian Sandstone paving throughout the garden and along the side access, which is on either side of the property. Further benefits include a garage with power at the rear and there is gated rear access providing additional parking at the back as well as the two spaces at the front.

Horfield Church of England Primary School approx. 0.59km

Ashley Down Primary School approx. 0.77km

Bishop Road Primary School approx. 0.93km

Location

Westbury on Trym is a highly desirable and sought after area close to the wide range of amenities on Henleaze Road and Westbury on Trym village. There are coffee shops, a Waitrose supermarket and a cinema and there are a host of schools both primary and secondary, state and independent. There is easy access to the M4/M5 motorway networks and public transport runs nearby to Bristol's City Centre and the regional shopping centre at Cribbs Causeway.

Directions

From the Maggs & Allen office on Northumbria Drive, turn left at the traffic lights onto Coldharbour Road. Continue straight onto Kellaway Avenue. Turn left onto Kellaway Crescent then turn left onto Wellington Hill West.

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



5 Wellington Hill West, Bristol, BS94SP
Approx. Area 1663.20 Sq.Ft - 154.50 Sq.M



For illustrative purposes only. Not to scale.
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.
Floor plan produced by Energy Plus.



- A Spacious Chalet Detached Bungalow
- 4 Bedrooms
- Open Plan Kitchen/Diner
- Garage
- Off Street Parking

Guide Price: £725,000

Tenure: Freehold

Council Tax Band: E

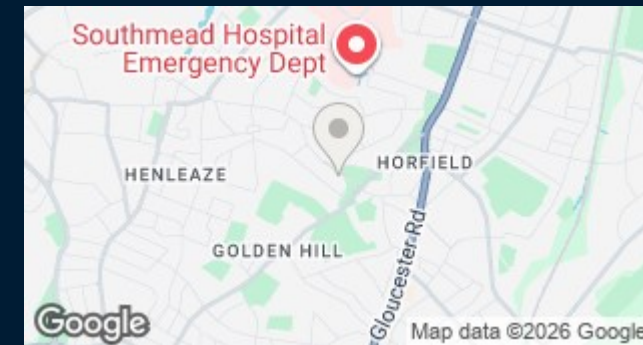
EPC Rating: D

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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