



MAGGS  
& ALLEN

18 KENNARD ROAD  
KINGSWOOD, BRISTOL, BS15 8AA  
£320,000



An expertly-modernised, three bedroom house located on a quiet road in Kingswood. Offering a newly-fitted kitchen and bathroom, bright accommodation and sizeable gardens. Offered to the market with no onward chain.

## Ground Floor

Entering the property, you are greeted by an entrance hall with a fitted storage cupboard and a staircase rising to the first floor. An internal door opens to the sitting room, a space that is bathed in natural light and has undergone full redecoration with wood-effect flooring.

The adjacent kitchen/diner is fitted with a range of wall and base units with high-gloss handleless fronts. Integrated appliances include an electric oven, an electric hob with an extractor, and a stainless steel sink, with further space for a fridge/freezer and washing machine. The room offers ample space for a small dining table, and a door opens to the rear garden.

A sliding door then opens to the newly-fitted family bathroom, which encompasses a three-piece suite of a bath with a mains shower over, a toilet, and a sink.

## First Floor

The first floor features three well-proportioned bedrooms. The main bedroom is a spacious double that spans the width of the house and includes a fitted storage cupboard. A second double bedroom and a good-sized single bedroom - ideal for a home office or study - complete this level.

## Externally

Perhaps once of the property's best features is its plot size; the house benefits from sizeable wrap-around gardens, with well-maintained lawned areas to the front and side of the house, as well as side access to the rear garden. The house sits in an elevated position, and is accessed via shallow steps from Kennard Road.

The rear garden is an excellent size, and is primarily laid to lawn with mature borders and flowerbeds. This space offers huge scope, and presents a blank canvas for any keen gardeners.

## Location

Kingswood is a vibrant town in South Gloucestershire, just three miles from Bristol city centre, offering a unique blend of suburban charm and urban convenience. Rich in history, it was once a key coal-mining hub and played a pivotal role in the early Methodist movement—evident in landmarks like the restored Whitfield Tabernacle. Today, Kingswood boasts a bustling high street with independent shops, cafés, pubs, and the King's Chase Shopping Centre. Excellent schools, ongoing regeneration, and strong transport links make it a popular choice for families and professionals alike.

## Schools

Primary Schools:

Park Primary School: 0.1 km

Our Lady of Lourdes Catholic Primary School: 0.4 km

Courtney Primary School: 0.7 km

Beacon Rise Primary School: 1.0 km

Secondary Schools:

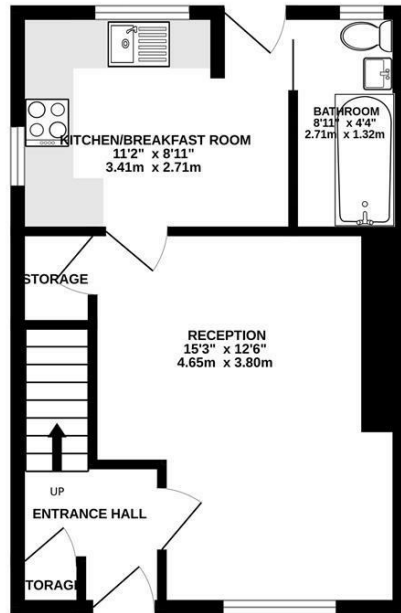
John Cabot Academy: 1.0 km

Bristol Brunel Academy: 2.0 km

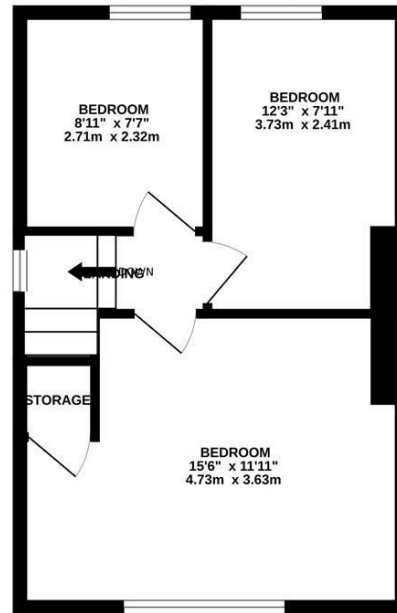
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



**GROUND FLOOR**  
363 sq.ft. (33.7 sq.m.) approx.



**1ST FLOOR**  
368 sq.ft. (34.2 sq.m.) approx.



**TOTAL FLOOR AREA : 730 sq.ft. (67.9 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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- Beautifully-renovated three bedroom home
- Newly fitted kitchen and bathroom
- Bright, modern accommodation
- Generous bedrooms, with a large master bedroom spanning the width of the house
- Sat within a generous plot, offering huge potential
- Sizeable wrap-around gardens
- Offered to the market with no onward chain

**Guide Price:** £320,000

**Tenure:** Freehold

**Council Tax Band:** B

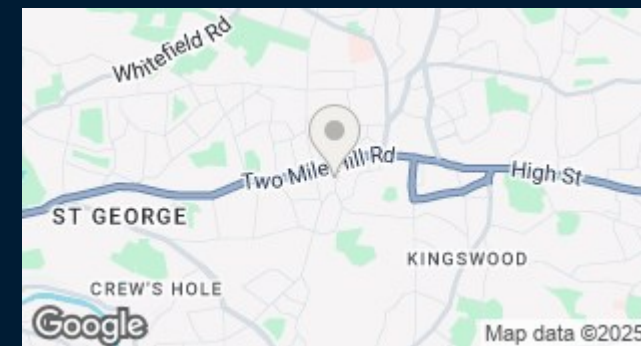
**EPC Rating:** D

**Local Authority:** Bristol City Council

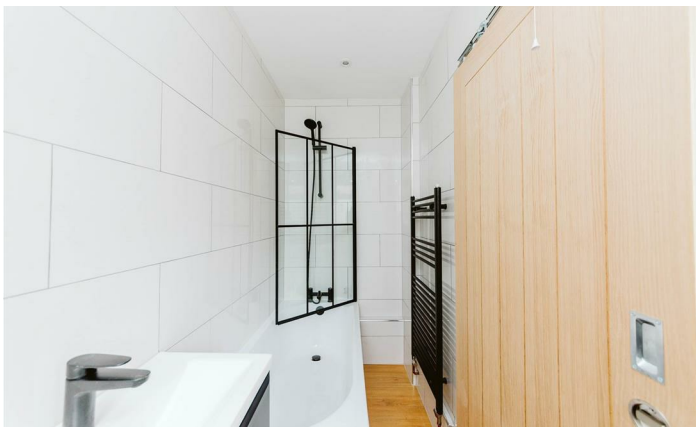
**Viewing:** By appointment only.

**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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