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101 WELLINGTON HILL WEST  
HENLEAZE, BRISTOL, BS9 4SH  
£775,000

A substantially-extended, 4/5 bedroom 1930s family home occupying a generous plot on a popular Henleaze road. Immaculately presented throughout; the property boasts an open-plan kitchen/living area, a main bedroom with en suite, utility room, large driveway, and a well-maintained, sunny rear garden. Offered to the market with no onward chain.

### Ground Floor

A uPVC front door opens into an entrance porch, which gives way to a wide entrance hall - providing access to the staircase, ground floor WC and in turn, the principal rooms.

The front reception room is a well-proportioned, square bay-fronted sitting room with wooden flooring, picture rails, high ceilings and a gas fireplace. Across the hallway, you will find a useful second reception or home office, which could also be utilised as a fifth bedroom if required.

The true hub of the home is a hugely impressive, open-plan kitchen/living area with wooden flooring throughout, 7-metre bi-folding doors providing level access to the rear garden, and five skylights allowing for an abundance of natural light to flood the space throughout the day. The kitchen itself comprises a range of base and wall-mounted units with central island and breakfast bar, high-gloss fronts and quartz worktops. Integrated appliances include a dishwasher, sink with drainer, and an electric and gas range cooker incorporating a seven-ring gas hob with extractor.

The remainder of the space easily accommodates a large, 2-metre dining table and living area - making it ideal for family living and entertaining.

Off the kitchen, a utility room provides a further range of base and wall-mounted units, a larder unit, sink, and space for a washing machine, tumble dryer and second fridge.

### First Floor

Ascending to the first floor landing, you will find three generous bedrooms and a family bathroom.

The second bedroom is a large, bay-fronted double bedroom with high ceilings and original picture rails retained. Bedroom 3 is adjacent, and is also a well-sized double - benefiting from fitted wardrobes and a pleasant view of the rear garden. The fourth bedroom is a good single, which would also make an ideal home office or nursery.

Completing the first floor accommodation is a recently-fitted, fully-tiled shower room comprising a large walk-in shower, toilet, sink and built-in laundry storage.



## Second Floor

A large dormer extension was carried out by the current owners to create a large, dual-aspect main bedroom with built-in storage and an en-suite shower room. The space benefits from a large, floor-to-ceiling window plus skylights, bathing the room in natural light and providing elevated views of the garden. Access is available to eaves storage space.

## Externally

From Wellington Hill West, a block-paved driveway provides parking for multiple vehicles, surrounded by a range of pretty borders and a row of trees acting as a screen from the road.

Perhaps one of this property's best features is its south-westerly facing, beautifully-manicured rear garden. Primarily laid to artificial turf, there are two patio areas placed to make the best of the sunlight throughout the day - bordered by a range of mature flowering shrubs, trees and bushes.

## 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, the M4/M5 motorways and Parkway Station, Henleaze offers a blend of residential charm and superb convenience.

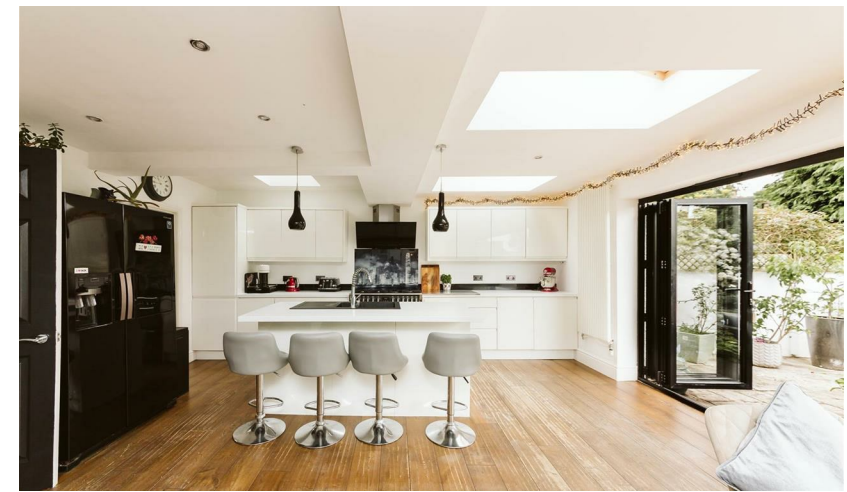
## Schools

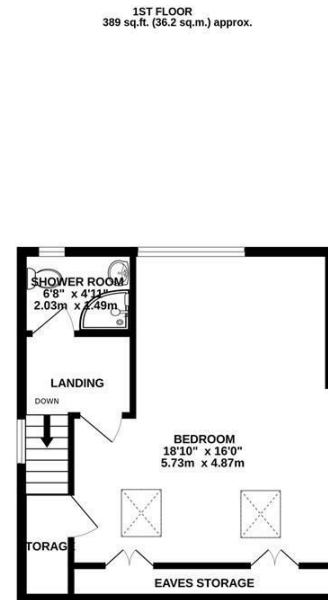
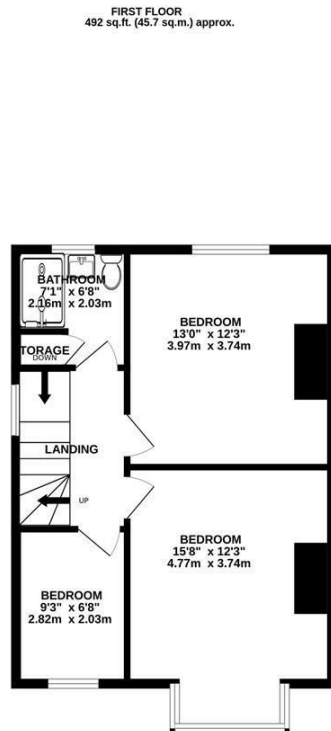
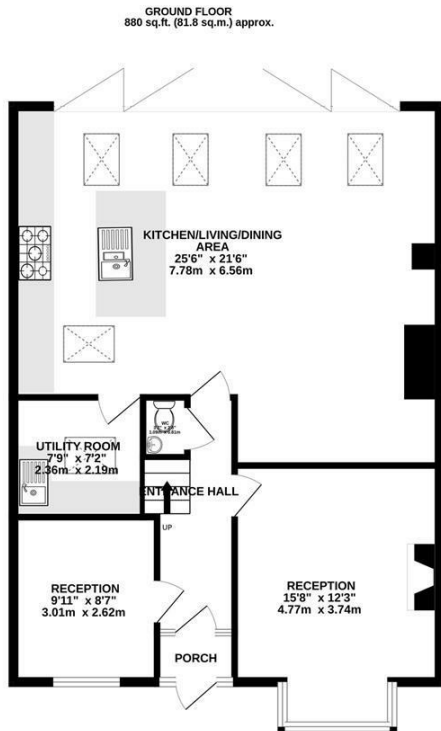
Horfield CofE Primary School - 0.18 miles

Claremont School - 0.58 miles

Henleaze Junior School - 0.62 miles

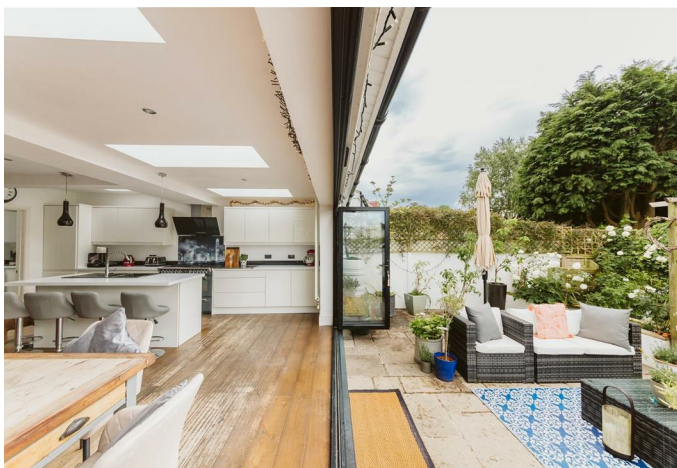
Bristol Free School - 0.99 miles





**TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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 substantially-extended, 4/5 bedroom family home
- Large, open-plan kitchen/living area with bi-folding doors to the garden
- Ground floor home office, utility room and WC
- Four sizeable bedrooms, including a main bedroom to the second floor with en-suite
- Recently-modernised family shower room
- Sizeable, south-westerly facing rear garden
- Driveway providing off-street parking for multiple cars
- Located on a popular road within Henleaze, close to local schools and amenities
- Offered to the market with no onward chain

**Guide Price:** £775,000

**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.

**MAGGS & ALLEN**





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