



115 WELLINGTON HILL WEST,  
HENLEAZE, BS9 4QX

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GOODMAN  
& LILLEY



A SUPERB THREE BEDROOM 1930'S SEMI DETACHED HOME LOCATED ON THE SOUGHT AFTER BORDERS OF HENLEAZE AND WESTBURY ON TRYM THAT BENEFITS FROM GENEROUS SIZED ROOMS, GARAGE, DRIVEWAY PARKING AND SOUTH WEST FACING GARDENS.

## Accommodation

### Ground Floor

#### Entrance Hallway

Access from a storm porch and entrance door with stairs rising to the first floor, leaded windows to the front and doors to all ground floor rooms.

#### Sitting Room

With double glazed bay window to the front, fireplace with fitting gas fire, picture rails.

#### Dining Room

With double glazed French doors to the rear garden, coving to ceiling, dado rails, fireplace.

#### Kitchen / Breakfast Room

Fitted with a modern kitchen, work surfaces, sink unit, integrated appliances, space for American style fridge freezer, breakfast bar, inset spot lighting, double glazed windows and double glazed doors to the rear.

### First Floor

#### Landing

Double glazed window to the side, loft access and doors to all first floor rooms.

#### Bedroom One

Double glazed bay window to the front, coving to the ceiling.

#### Bedroom Two

Double glazed window to the rear, dado rails.

#### Bedroom Three

Double glazed window to the front.

#### Shower Room

Wonderfully fitted with a three piece suite comprising over sized walk in shower with glass screen and rain drench head, wash basin and low level WC, tiled to splash sensitive areas, double glazed window to the rear.

### Outside

#### Front Garden / Parking

The front garden now offers extensive brick paved driveway parking with borders.

#### Rear Garden

The home offers an attractive south west facing rear garden of good size with both lawn and patio areas, mature tree and shrub borders.

#### Garage

Single garage accessed by the front driveway and double doors.

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- Superb Semi Detached
  - Three Double Bedrooms
  - Extended Kitchen / Breakfast Room
  - Garage
  - Sought After Location
  - Generous Reception Rooms
  - Attractive South West Facing Gardens
  - Driveway Parking



GUIDE PRICE £545,000



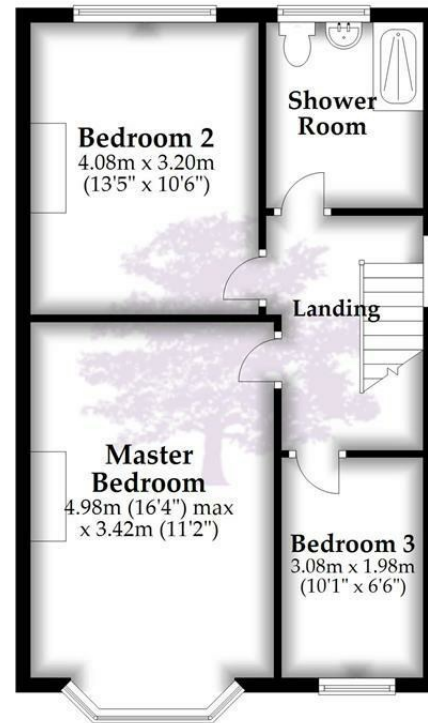
## Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



## First Floor

Approx. 50.6 sq. metres (545.2 sq. feet)



Total area: approx. 111.9 sq. metres (1204.0 sq. feet)

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