



31 Kendon Drive, Westbury on Trym, Bristol, BS10 5BS

GUIDE PRICE £499,950

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## PROPERTY OVERVIEW

This bright and welcoming 1930s three-bedroom semi-detached home offers fantastic accommodation for a growing family. With off-street parking, a spacious south-easterly garden, and potential to extend (including planning permission for a single storey side extension), this property provides both comfort and future possibilities.

Inside, the property boasts two generous reception rooms and a well-proportioned kitchen. The submitted planning application proposes a wrap-around extension to expand the kitchen, open into the dining room, and add a utility room with extra storage - offering exciting potential for modern family living.

**Front Garden:** Beautifully landscaped with raised lawns, flowering shrubs, and a curved flower border.

**Driveway & Garage:** Off-street parking with a private driveway extending to the side of the house. Double timber gates lead to a detached garage (with electricity supply), which may be replaced by a garage-style store if the extension is built.

### Stunning South-Easterly Rear Garden

Measuring approximately 27'6" x 50' (8.38m x 15.24m), the secluded, sunlit rear garden is a real highlight. Thoughtfully landscaped for year-round enjoyment, it includes:

A paved patio with flower borders—perfect for alfresco dining.

Lawn area with a stepping-stone path and raised flower beds.

An elevated sun terrace with a built-in BBQ and vegetable patch, ideal for entertaining.

Backing onto school grounds, the garden is peaceful and private, with mature planting providing seasonal interest and attracting local wildlife, including owls and bats. The sheltered design means you can enjoy BBQs and fire pits throughout the year.

Peppercorn Ground Rent: £6.50 per annum.

### Location

Backing directly onto a popular primary school and just half a mile from Southmead Hospital, the location is both convenient and desirable. You'll also find Horfield Common nearby for outdoor activities, while excellent transport links offer easy access to Bristol City Centre, the M32, and Bristol Parkway Rail Station.

Whether you're drawn to the spacious accommodation, the wonderful garden, or the exciting extension possibilities, this property offers a wonderful family home in a sought-after area of Westbury-on-Trym.

Viewings are highly recommended—don't miss this fantastic opportunity!

0117 454 7054 | [hello@goodchild.co.uk](mailto:hello@goodchild.co.uk) | [goodchild.co.uk](https://goodchild.co.uk)

## KEY DETAILS

- A Charming 1930s Semi-Detached Home In Westbury-on-Trym
- Three Bedrooms
- Two Reception Rooms
- Stunning South-Easterly Rear Garden
- Garage & Off-Street Parking

Guide Price: £499,950

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

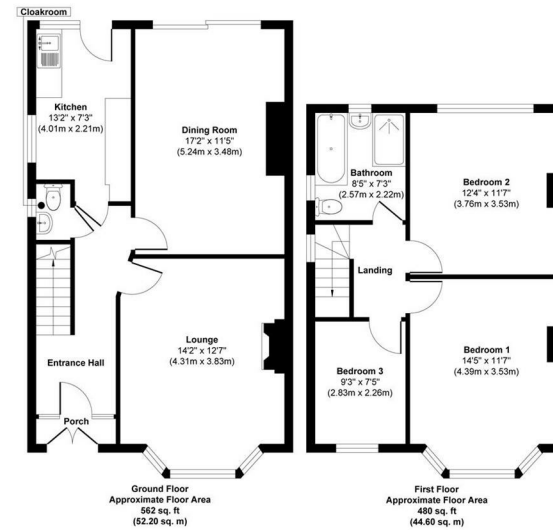
Viewing: By appointment only



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Approx. Gross Internal Floor Area 1042 sq. ft / 96.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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