

CJ HOLE
est. 1867

10 Kendon Drive, Bristol, BS10 5BP

£565,000

Superbly presented and ideally positioned on the border of Henleaze and Westbury-on-Trym, this attractive semi-detached family home combines traditional character with modern improvements, a versatile layout, a double driveway and a delightful rear garden with detached office.

- Council Tax Band: D
- EPC: E
- Freehold
- Superbly presented semi-detached family home
- Sought-after border location between Henleaze and Westbury-on-Trym
- Three bedrooms, including two generous doubles
- Front living room with bay window, plantation shutters and fireplace
- Flexible dining room/playroom with garden access
- Modern fitted kitchen with breakfast bar and integrated appliances
- Downstairs cloakroom/WC
- Spacious four-piece family bathroom
- Detached garden office with eco-friendly roof
- Decking, lawn and patio areas
- Double driveway with parking for two vehicles
- Convenient access to local schools, shops, Horfield Common and Gloucester Road






PIZZA
VOGUE





The property is approached via double doors opening into a welcoming vestibule, complete with useful built-in cupboards housing the service meters and a modern door and window surround. From here, an inviting entrance hall retains attractive original features including timber panelling and encapsulated stained-glass and leaded-light side windows.

To the front, the living room is a bright and comfortable reception space, featuring a generous bay window with plantation shutters and a fireplace. A separate dining room, currently also suited as a playroom, enjoys a rear aspect with double doors opening directly onto the decking and garden beyond. With a further feature fireplace, this room provides excellent flexibility for both family life and entertaining.

The modern kitchen is well equipped with a range of storage units, integrated appliances, a practical breakfast bar and contemporary finishes. Double doors provide direct access to the garden, while the Worcester gas combination boiler is also positioned within the kitchen. Completing the ground floor is a useful cloakroom/WC beneath the staircase, fitted with a modern two-piece suite.

To the first floor, the landing benefits from an original leaded and stained-glass window, adding further character to the home. There are three bedrooms, including two generous doubles. The principal bedroom benefits from fitted wardrobes, while the second bedroom enjoys a pleasant rear aspect overlooking the garden. The spacious family bathroom is fully tiled and fitted with a contemporary four-piece white suite, including a double-ended bath and separate shower.

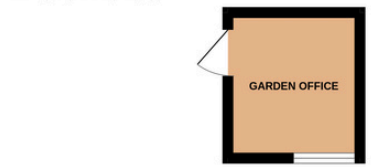
Outside, the rear garden is a particular feature. A detached garden office is positioned in the far corner, providing a contemporary dual-aspect workspace with views across the garden and an eco-friendly roof. The main decking area sits level with the ground floor accommodation, with steps descending to a lawn and patio area. The patio provides an ideal setting for outdoor dining and relaxation, while modern fencing defines the boundaries.

To the front, a practical double driveway provides off-street parking for two vehicles.

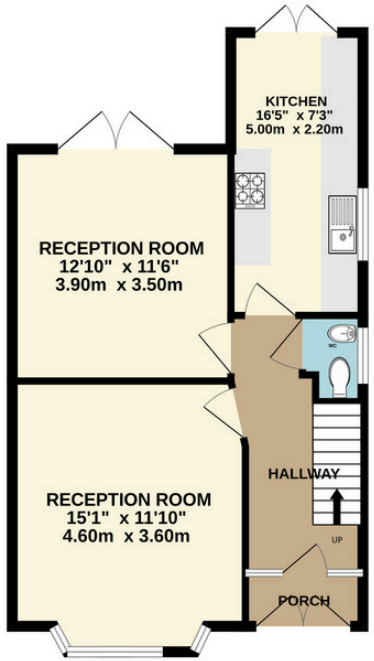
Conveniently located for nearby shops, The Horfield C of E Infant and Junior Schools, Horfield Common and Gloucester Road, the property is well placed for local amenities, green space and transport connections.

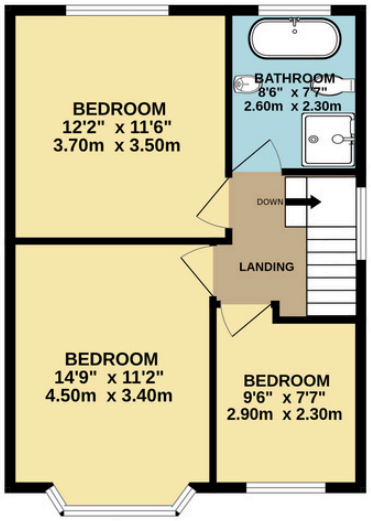


GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



FIRST FLOOR
498 sq.ft. (46.3 sq.m.) approx.





TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

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