



19 St. Agnes Walk, Bristol, BS4 2DL

£450,000

- Detached Family Home
- NO ONWARD CHAIN
- Popular Location
- Loft Conversion
- Garage & Driveway
- Five Bed Property
- Family Bathroom & WC
- Stunning Views
- Good Size Pretty Rear Garden
- Energy Rating - C

Located on St Agnes Walk, this impressive four/five-bedroom detached family home offers over 1,200 sq ft of versatile accommodation, perfectly suited to growing families looking for both space and flexibility.

Stepping inside, you're welcomed by a practical entrance hall with a convenient downstairs WC before moving through to the generous living room. Featuring a charming bay window to the front, this inviting space provides the perfect place to unwind at the end of the day, whilst still offering ample room for entertaining family and friends.

To the rear of the property, the kitchen enjoys views over the garden and flows seamlessly into the dining room, creating a sociable setting for everyday family life. Whether you're hosting dinner parties or enjoying a relaxed Sunday breakfast, this area offers fantastic versatility, with direct access outside allowing the patio to become an extension of the living space during the warmer months - perfect for BBQs!

The first floor offers four well-proportioned bedrooms, providing excellent flexibility for family living, guest accommodation or those working from home. The family bathroom serves this floor, whilst the layout has been thoughtfully designed to maximise both privacy and practicality.

Occupying the entire second floor is the superb principal bedroom - a true master suite. Generous in size, this impressive room creates a peaceful retreat away from the rest of the home, with useful eaves storage adding valuable practicality.

Externally, the property continues to impress with an integral garage providing additional storage or secure parking, alongside off-road parking and enclosed gardens ideal for children to play or for entertaining throughout the summer months. The garden benefits from terrific views over Bristol, perfect for watching the balloons fly over in the summer and firework displays in the winter!



Living Room 16'1" x 11'4" (4.91 x 3.46)

Dining Room 10'2" x 9'3" (3.10 x 2.84)

Kitchen 13'5" x 8'7" (4.09 x 2.64)

Bedroom One 16'0" x 15'6" (4.89 x 4.73)

Bedroom Two 11'3" x 10'11" (3.45 x 3.35)

Bedroom Three 10'11" x 9'1" (3.35 x 2.78)

Bedroom Four 10'3" x 7'2" (3.14 x 2.2)

Bedroom Five 7'2" x 6'9" (2.19 x 2.08)

Tenure - Freehold

Council Tax Band - D



Agnes Walk, Bristol, BS4

Approximate Area = 1280 sq ft / 118.9 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1404 sq ft / 130.4 sq m

For identification only - Not to scale



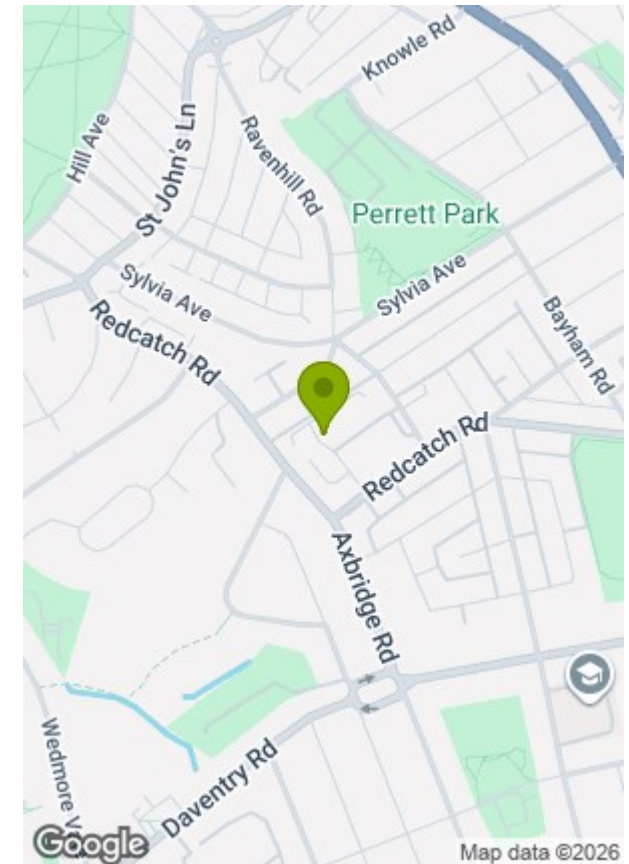
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1487156

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		84	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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