



28 Stoneleigh Crescent, Bristol , BS4

£475,000

- 3D INTERACTIVE TOUR
- Three Bedrooms
- Modern Kitchen
- Pretty Rear Garden
- Close to Knowle Park Primary School & Redcatch Park
- Semi Detached Family Home
- Sitting / Dining Room
- Conservatory
- Off Street Parking & Double Garage
- Energy Rating - C

**** NO ONWARD CHAIN ****

Well-Presented Family Home on Sought-After Stoneleigh Crescent.

Occupying a generous plot on the highly desirable Stoneleigh Crescent, this beautifully presented three-bedroom semi-detached family home offers spacious and light-filled accommodation, perfect for modern living. Step inside to a welcoming entrance hall featuring engineered wood flooring, which continues seamlessly into the sitting room—complete with a charming feature fireplace and wood-burning stove. The adjacent dining room opens into a bright conservatory through double doors, offering the ideal setting for relaxed mornings or entertaining guests. The kitchen enjoys views over the rear garden and comes fully equipped with a double oven, hob, extractor fan, and space for both a dishwasher and washing machine. Upstairs, you'll find three generously sized bedrooms and a stylish, fully tiled family bathroom. Outside, the enclosed south-westerly facing rear garden is a tranquil haven—perfect for summer gatherings. Additional features include a useful outhouse with W.C. and storage, as well as a large double garage with electric roller shutter door, accessed via a private rear lane. There is a well-tended front garden with a driveway providing off street parking for up to four cars!

A short walk to the brilliant Redcatch Park, with its community gardens and café and just minutes from Wells Road with the popular Fox and West Deli, Acapella, Bruhaha and Southside Bar, both serving local craft beers. The well-regarded Knowle Park Primary is just a short walk away along Stoneleigh Road and Arnos Vale Cemetery, Perrett's Park and Victoria Park are also within walking distance, all offering a great escape from the hustle & bustle of the city. The area is very well placed with Temple Meads around a half hour walk and the scenic Harbourside and city centre also being within walking distance.

A superb opportunity in a prime location, this home is not to be missed.

Sitting / Dining Room 20'11 max x 14'7 max (6.38m max x 4.45m max)

Conservatory 9'1 x 9'1 (2.77m x 2.77m)

Kitchen 13'5 x 9' (4.09m x 2.74m)

Bedroom One 14'7 x 11'5 (4.45m x 3.48m)

Bedroom Two 11'6 x 9'1 (3.51m x 2.77m)

Bedroom Three 11'5 x 8'6 (3.48m x 2.59m)

Double Garage 19'5 x 19'3 (5.92m x 5.87m)

Tenure - Freehold

Council Tax Band - C

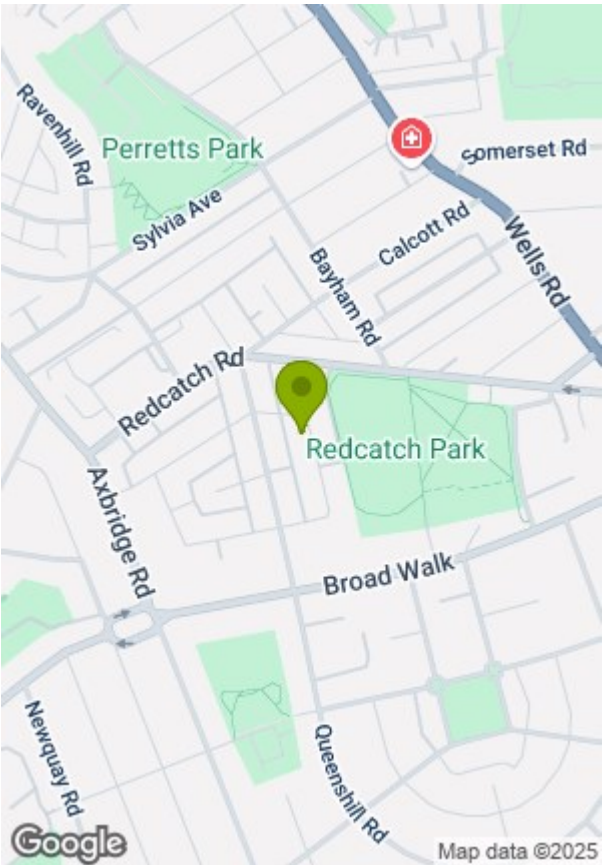
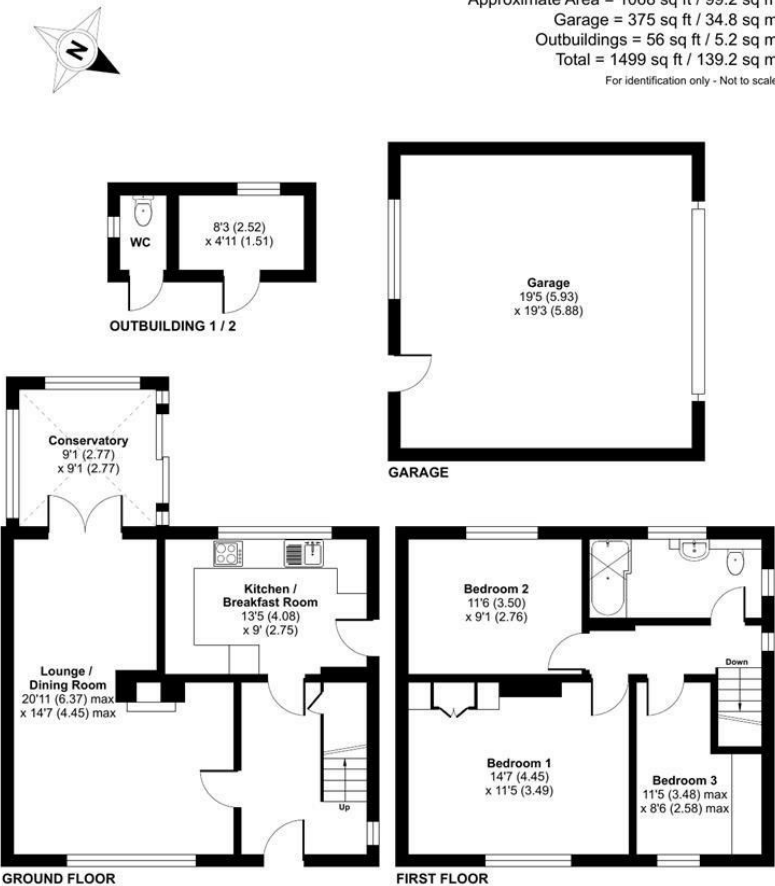




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Approximate Area = 1068 sq ft / 99.2 sq m
Garage = 375 sq ft / 34.8 sq m
Outbuildings = 56 sq ft / 5.2 sq m
Total = 1499 sq ft / 139.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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