



- Extended Semi Detached Family Home
- Through Sitting / Dining Room
- Upstairs Bathroom with a Separate Shower Cubicle
- Sizable Rear Garden
- Ideal for the Growing Family

- FOUR Bedrooms
- 'L' shaped Kitchen / Breakfast Room
- First Time to The Market in over 40 years!
- Integral Garage
- Energy Rating - C

A fantastic home for the growing family! - The property backs onto Filwood Park football & playing fields and is close to several other large green areas such as the Northern Slopes. From here, you are very well connected to the city. Bristol City Centre is around 2.5 miles and buses are regular. Closer still is Bristol Temple Meads and the industry of Temple Quay, which will be convenient to many. Both Bedminster, Imperial Park and Knowle also provide a good selection of shops and amenities if you didn't want to travel into the city centre.

The property was extended by the current owners some years ago and is now a spacious semi detached family home with four good size bedrooms, a through sitting / dining room, a sizable 'L' shaped kitchen / dining room, ideal for entertaining friends & family, sliding patio doors from both the kitchen & sitting room areas provide access onto the rear garden. Upstairs, there are four bedrooms, the master bedroom is triple aspect and measures an impressive 22ft x 14ft 3"(!) and there is a family bathroom, complete with a separate shower cubicle. Outside, there is gated vehicle access to the drive & hardstanding providing parking for two cars and access to the integral garage. There is useful side access to the rear garden which is laid to lawn and is a great space for the kids to burn off some energy.

Viewing is thoroughly recommended to fully appreciate and secure.

Lounge 21'11 x 10'10 into recess (6.68m x 3.30m into recess)

Kitchen 21'11 x 14'03 (6.68m x 4.34m)

Both at max

Bedroom One 22'00 x 14'03 (6.71m x 4.34m)

Bedroom Two 13'10 x 10'11 (4.22m x 3.33m)

Bedroom Three 10'11 x 7'2 (3.33m x 2.18m)

Bedroom Four 9'1 x 9'1 (2.77m x 2.77m)

Bathroom 11'09 max x 7'04 (3.58m max x 2.24m)

Tenure - Freehold

Council Tax Band - B

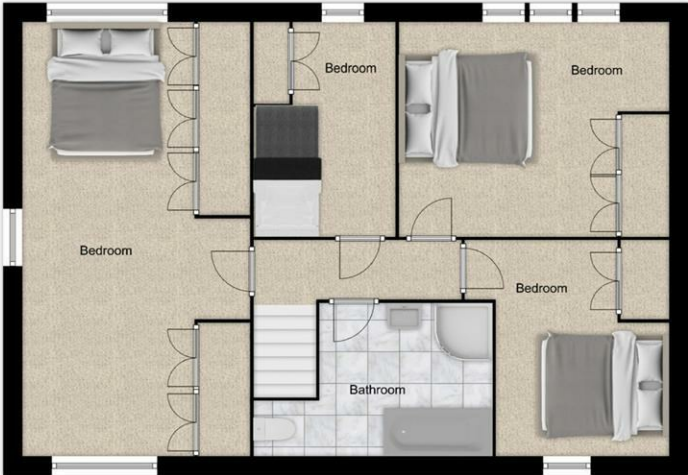




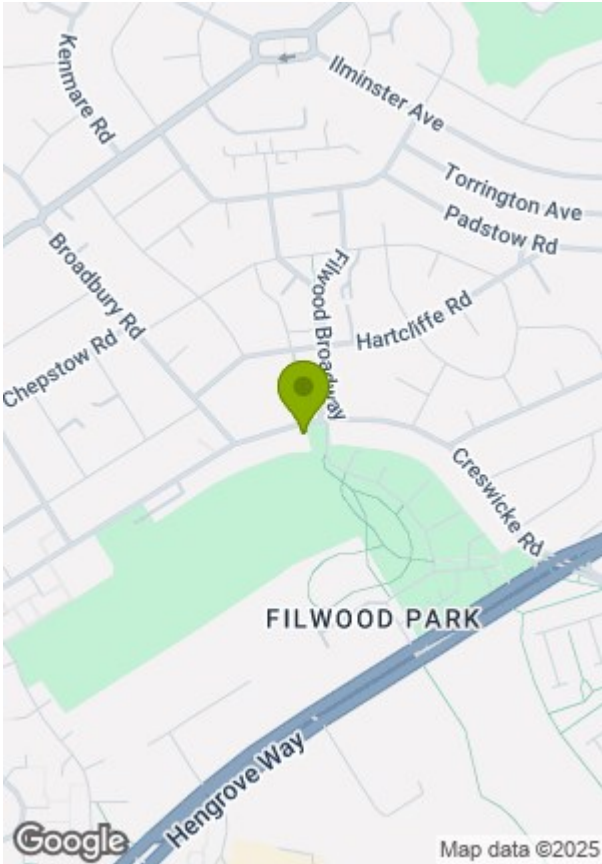








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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