



1 Queens Road

Knowle, Bristol, BS4 2LU

Asking Price £515,000



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Matthews and Co are delighted to bring to the sales market this extended 4 bedroom semi detached family home, set just off of the ever popular Talbot Road, situated in an elevated position offering stunning far reaching views over the Callington Road Nature Reserve and beyond. Nestled between both the Bath and Wells Roads the property boasts easy access for the City Centre, Bath and Keynsham, with many local amenities, shops and The Knowle pub close to hand. Jubilee Swimming baths are just a road away and both local Primary and Secondary school are easily within walking distance.

The property itself briefly comprises of a lounge/diner, study, kitchen, utility room and wc to the ground floor. To the first floor are 4 double bedrooms and a family bathroom and ensuite to the master. Outside the property boasts an enclosed rear garden with lawn and decking area and the all important side access. To the front is a graveled garden and off street parking.

Call to view this property today.

Hallway

Lounge/diner
23'3" x 11'1" (7.11 x 3.4)

Study
13'10" x 9'6" (4.22 x 2.9)

Kitchen
19'1" x 13'10" (5.84 x 4.24)





Utility room
11'1" x 5'10" (3.4 x 1.78)

Bedroom One
19'1" x 13'10" (5.84 x 4.24)

Unsuite
5'8" x 4'5" (1.75 x 1.37)

Bedroom Two
11'1" x 10'9" (3.4 x 3.28)

Bedroom Three
10'7" x 10'4" (3.25 x 3.15)

Bedroom Four
10'9" x 7'4" (3.30 x 2.26)

Bathroom
7'6" x 5'10" (2.31 x 1.78)



Floor Plan



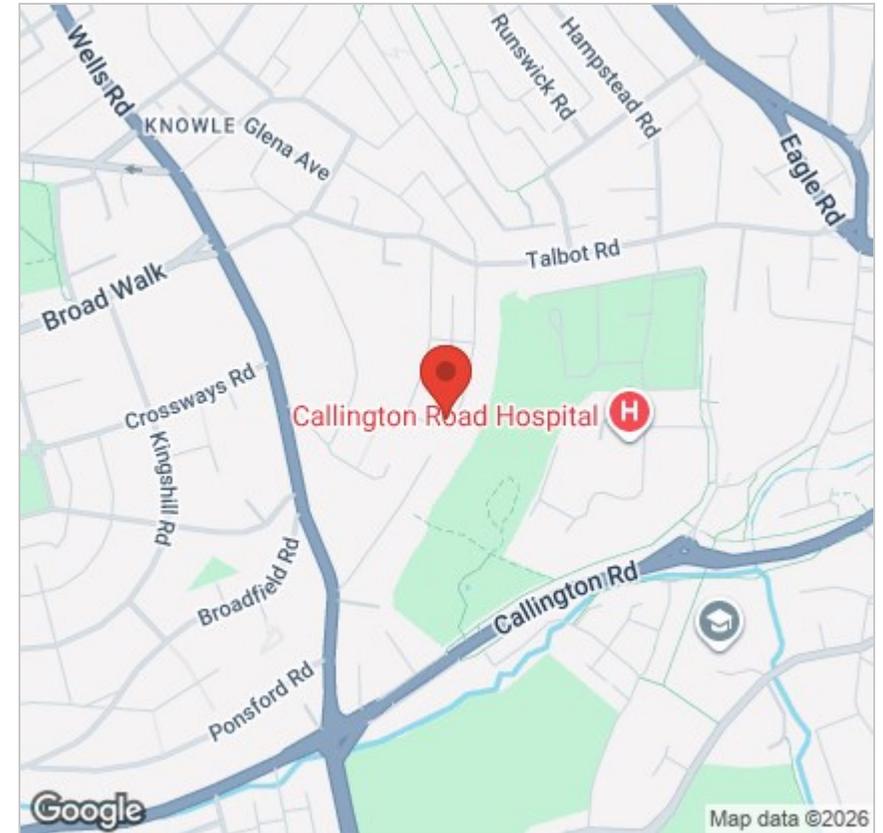
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

