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19 Queensdale Crescent, Bristol, BS4 2TN

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Guide Price £400,000

A wonderful example of a largely extended, three bedroom, semi detached home on a quiet residential street in Knowle Park.

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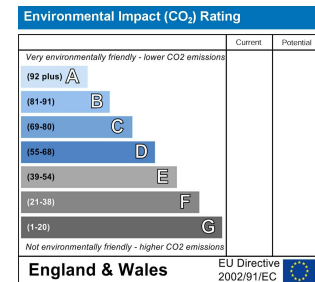
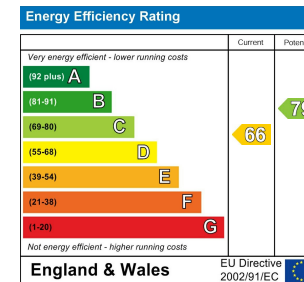
GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Entrance Porch**

uPVC double glazed entrance door, laminate flooring, door to cloakroom

**Cloakroom**

uPVC double glazed window to side, toilet, wash hand basin, laminate flooring

**Entrance Hall**

Entrance door, cupboard housing meters, radiator, stairs to first floor, laminate flooring

**Living Area**

10'9" x 10'5"

uPVC double glazed window to front, radiator, laminate flooring

**Reception Area**

10'9" x 14'6"

laminate flooring, chimney breast with gas fire

**Dining Area**

18'6" x 11'1"

uPVC double glazed sliding doors leading to the rear garden, uPVC double glazed window to side, radiator, skylights, laminate flooring

**Kitchen**

15'1" x 6'5"

uPVC double glazed window to side, modern kitchen with integrated appliances, radiator, laminate flooring

**Landing**

uPVC double glazed window to side, loft access, carpet

**Bedroom One**

13'4" x 10'9"

uPVC double glazed window to rear, radiator, carpet

**Bedroom Two**

11'3" x 10'6"

uPVC double glazed window to front, radiator, carpet

**Bedroom Three**

10'9" x 7'1"

uPVC double glazed windows to rear, radiator, carpet

**Bathroom**

7'1" x 6'2"

uPVC double glazed window to front, modern three piece suite, radiator, laminate flooring

**Rear Garden**


Fully enclosed with gated side access, lawn and patio areas with flower boarders shrubs and trees

**Garage & Off Street Parking**

Large garage situated to the rear side of the property accessible via a shared driveway with the next door neighbour

Further off street parking can be found to the front of the property

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











