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FOR SALE

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18 Sydenham Road, Knowle, BS4 3DF

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Offers In Excess Of £425,000

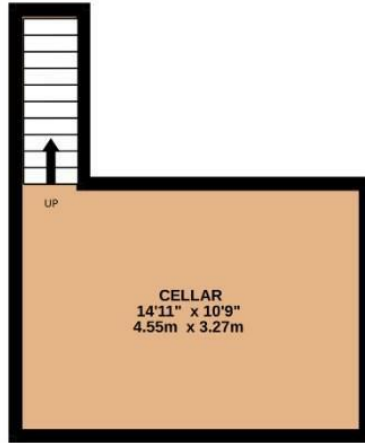
**\*\* No Onward Chain\*\*** Recently Refurbished to a high standard, this three double bedroom, mid terrace home sits on the popular Sydenham Road in Totterdown. Close to local amenities and a stones throw from the sought after Hillcrest Primary school this property reaches out to first time buyers and families who are looking for the finished product. With Arnos vale park and cemetery and Perretts park close by you will never be short of outdoor space. For those looking for an easy commute you can access Bristol Temple Meads with a 25 minute walk, Bristol City within a 30min walk or take advantage of the direct bus route situated nearby.

The property itself comprises on a entrance hall, lounge, kitchen/breakfast room and utility room to the ground floor. Upstairs you will find three good sized bedrooms and bathroom and downstairs you will discover a basement which could be used as a snug or home office. Outside to the rear you will find an easy maintainable rear garden with rear access. Further benefits include gas central heating via a new combi boiler and new uPVC double glazed windows throughout.

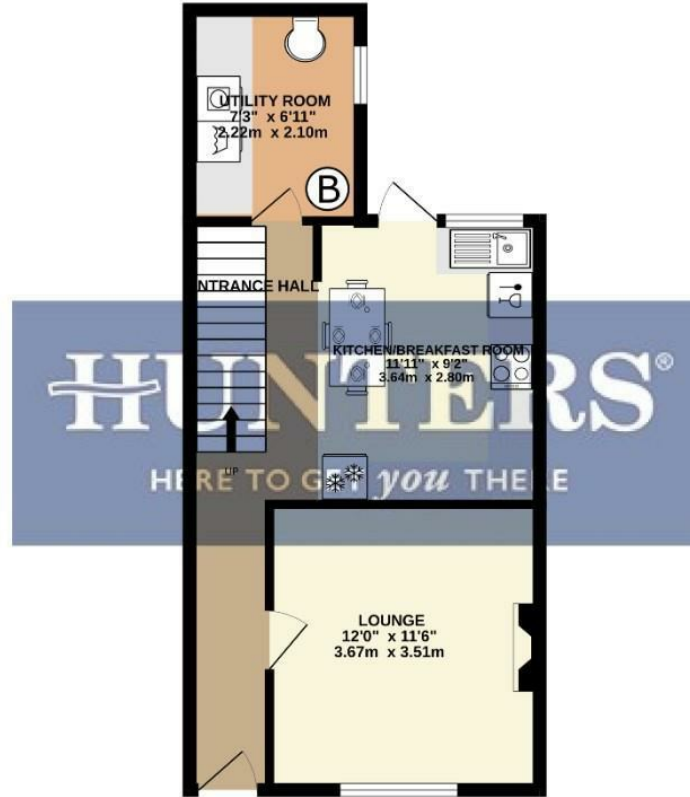
Don't miss out, To appreciate all that this property has to offer book your internal viewing by calling Hunters BS4 on 0117 9723948

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
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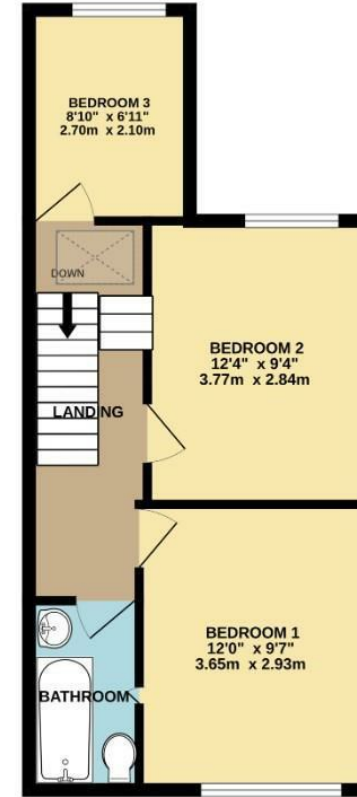
CELLAR  
182 sq.ft. (16.9 sq.m.) approx.



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

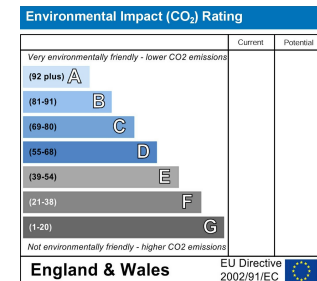
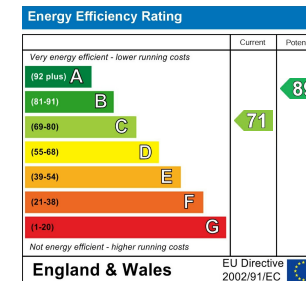


1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 Hall**

Entrance door, fuse box,

**Lounge**

uPVC double glazed window to front, chimney breast, radiator, wood flooring

**Kitchen/ Breakfast Room**

UPVC double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, integrated dishwasher, fitted oven and hob with extractor above., integrated fridge/freezer, plinth lighting, wood flooring, uPVC door leading to the rear garden

**Utility Room**

uPVC double glazed window to side, plumbing for washing machine, space for tumble dryer, low level w.c, wall mounted combi boiler, wood flooring

**Landing**

Skylight, split staircase, carpet

**Bedroom One**

uPVC double glazed window to front, radiator, carpet

**Bedroom Two**

uPVC double glazed window to rear, radiator, carpet

**Bedroom Three**

uPVC double glazed window to rear, radiator, carpet

**Bathroom**

Three piece bathroom suite with shower, radiator, vinyl flooring

**Basement**

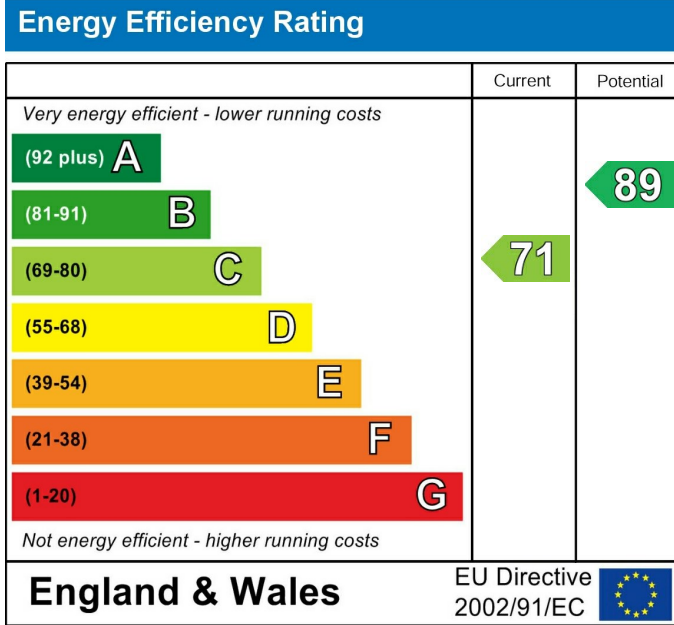
Perfect for snug or homeoffice

**Rear Garden**

Fully enclosed with gated rear access and lawn area

**Front Garden****Nearby Arnos Vale Park & Community Garden**

Arnos Vale in Totterdown is well known for its close community engagement. It is home to Arnos Vale Cemetery, a historic woodland burial ground that's now a community hub with walking trails, a café, and events. The area also has Arnos Court Park and Arnos Vale Community Garden, adding to its green, relaxed appeal. With all this on the doorstep to Sydenham Road it is perfect for those seeking that community spirit and extra outdoor space.



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.







