



22 Crowndale Road, Bristol, BS4 2DZ

£715,000

Crowndale Road, one of the most sought after & desirable roads in Knowle, is a quiet tree-lined avenue, the road is flanked on one end by Perretts Park, at the other, there is Wells Road, home to several popular independent shops and eateries including the popular Bruhaha tap room, Fox and West Deli, A Capella café & pizzeria, Bank and Southside Bar. Knowle is an extremely popular family area, with a great community spirit, good schools, including the well regarded Hillcrest Primary School, and a choice of great parks, including Perretts Park, Arnos Vale Cemetery, a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, Redcatch Park, with its community garden and Victoria Park, all offering a great escape from the hustle & bustle of the city. For commuters, Temple Meads Station and the several major employers around Temple Quay and the city centre are between a 15 minute and 35 minute walk.

This 1920's built semi-detached family home is set back from the road and has a large driveway providing off street parking for two cars. Upon entry, there is a welcoming entrance hall which will take you into a bay fronted sitting room, a separate dining room with a period style fireplace and sliding doors which lead onto the rear garden. Off the rear of the kitchen, there is a conservatory which could also be used as a dining room in the warmer months. In addition, there is a side door from the kitchen which leads to another small conservatory area which could be utilised as a home office, studio or gym area, there is also a utility area and downstairs w.c. On the first floor, there are two double bedrooms, a further single bedroom and a family bathroom, and a further double bedroom in the loft. The rear garden is sizable with two raised decked patios and a further circular paved patio, plenty of space for the whole family to enjoy.

- 3D INTERACTIVE TOUR
- CROWNDALE ROAD
- Semi-Detached Family Home
- Four Bedrooms
- Sitting Room and Separate Dining Room
- Kitchen & Utility Room
- Downstairs W.C. & Upstairs Family Bathroom
- Off Street Parking & Good Size Rear Garden
- Close to Perrett's Park
- Energy Rating - D

Sitting Room 16'10 bay x 13'11 max (5.13m bay x 4.24m max)

Dining Room 12'09 max 13'10 (3.89m max 4.22m)

Kitchen 10'03 x 8'00 (3.12m x 2.44m)

Lean To 9'11 x 7'10 (3.02m x 2.39m)

Utility Room 6'07 x 5'00 (2.01m x 1.52m)

Downstairs Shower Room / W.C. 6'10 x 2'07 (2.08m x 0.79m)

Bedroom One 16'05 bay x 13'03 (5.00m bay x 4.04m)

Bedroom Two 13'02 max x 13'03 (4.01m max x 4.04m)

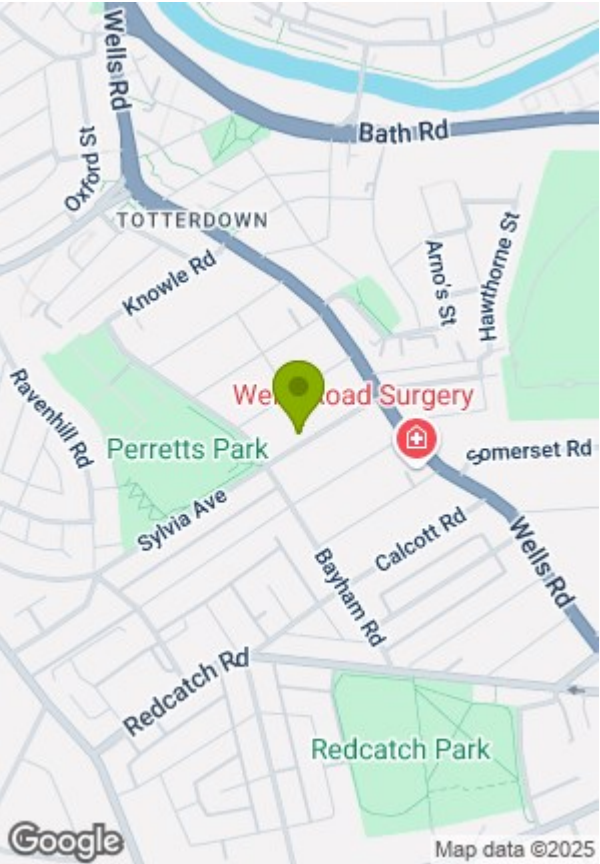
Bedroom Three 9'05 x 7'00 (2.87m x 2.13m)

Bathroom 7'04 x 7'00 (2.24m x 2.13m)

Bedroom Four 19'06 max x 13'05 (5.94m max x 4.09m)







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.