



Maxse Road, Knowle

£650,000

- **3D INTERACTIVE TOUR**
- **Four Double Bedrooms**
- **Two Reception Rooms**
- **Fabulous Kitchen / Breakfast Room**
- **Sought After Location**
- **Elegant Terrace Family Home**
- **Three Bathrooms**
- **Utility Room & Downstairs W.C.**
- **Sizable Westerly Aspect Rear Garden**
- **Energy Rating - C**

Located on the sought-after Maxse Road, within a charming enclave of Victorian homes in Upper Knowle, this substantial terrace property offers 1,668 sq. ft. of beautifully presented living space. Retaining a wealth of original period features, this elegant home effortlessly combines classic character with modern touches. The accommodation begins with an inviting entrance vestibule, complete with original quarry tiled flooring. To the front, a generous bay-fronted sitting room boasts a striking period fireplace, while the separate dining room features a fitted original dresser, another characterful fireplace, and French doors that open directly onto the rear garden. A practical utility area and downstairs W.C. lead into the bright and airy kitchen/breakfast room. Recently installed sliding doors flood the space with natural light, highlighting the bespoke, hand-built wooden units and traditional Belfast sink that form the heart of this stylish and functional kitchen. Upstairs, the first floor comprises a family bathroom and three spacious double bedrooms. The rear bedroom is ideal as a guest suite, benefitting from its own en-suite shower room. The fourth bedroom is located in the converted loft space and is accompanied by a separate shower room—perfect as a teenager's retreat, home office, or additional family bedroom. Outside, the rear garden is both established and well maintained, enjoying a sunny westerly aspect. A paved patio provides space for alfresco dining, while a raised decked area with a pergola offers a charming spot to entertain friends and family.

Conveniently located within a short walk of Wells Road where you will find an abundance of local amenities including Fox and West Deli, Acapella, Southside Bar and Bruhaha Bar, serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery, a site of culture, history & nature, with a choice of great parks on your door step providing a great escape from the hustle & bustle of city life.

Sitting Room 15'5" x 12'4" (4.71m x 3.76m)

Dining Room 18'9" x 10'4" (5.74m x 3.17m)

Kitchen / Breakfast Room 19'7" x 10'6" (5.99m x 3.22m)

Bedroom One 13'3" x 9'8" (4.06m x 2.96m)

Shower Room 5'2" x 5'0" (1.59m x 1.53m)

Bedroom Two 16'2" x 15'3" (4.93m x 4.66m)

Bedroom Three 13'5" x 10'7" (4.10m x 3.25m)

Bedroom Four 13'1" x 10'7" (4.00m x 3.25m)

En-Suite Shower Room 7'8" x 2'7" (2.36m x 0.79m)

Family Bathroom 7'8" x 7'1" (2.36m x 2.17m)

Tenure - Freehold

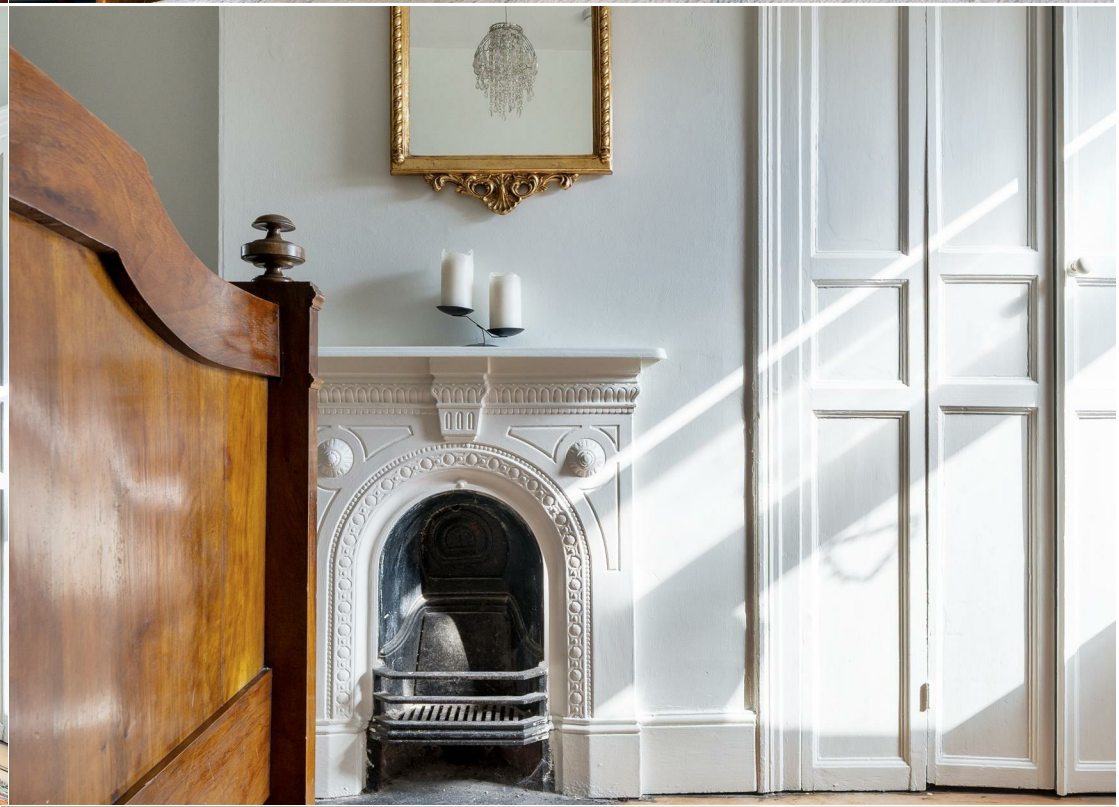
Council Tax Band - C



















Maxse Road, Bristol, BS4

Approximate Area = 1653 sq ft / 153.5 sq m
For identification only - Not to scale

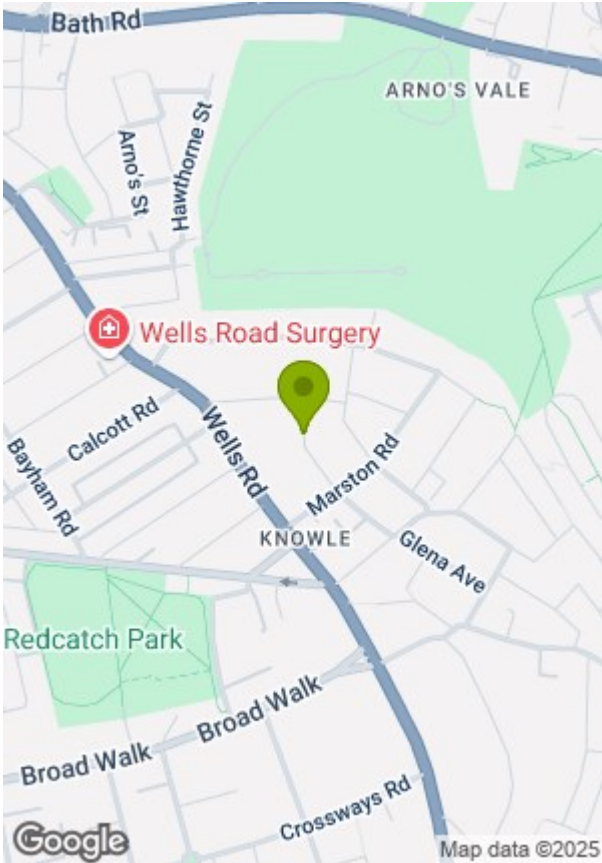


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1294926

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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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