



## 28 Harrowdene Road

Knowle, Bristol, BS4 2JL

£525,000



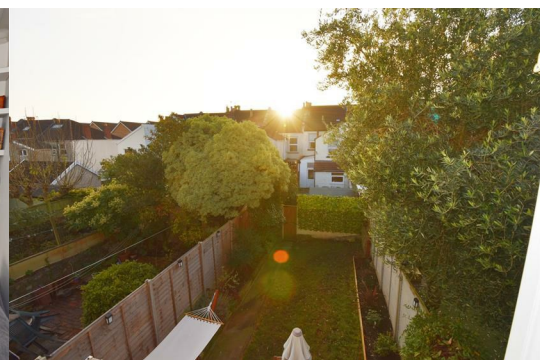
**SIMPLY STUNNING!!**

Matthews Estates are delighted to bring to the sales market this Beautifully presented, 3 double bedrooms, Victorian home in one of Bristol's most sought after locations, close to the City Centre and Bristol Temple Meads Railway Station and offering easy access to the many local shops, amenities, with both Hill Crest and Knowle Park Primary school only a short walk away and parks that are virtually on your doorstep.

The property retains many fine, period features with extremely tasteful and neutral decor throughout, providing flexible accommodation of generous proportions. The principal rooms to the ground floor afford a comfortable elegance associated with the period and an all important Kitchen/breakfast room. There are 2 generous double bedrooms and a 3rd double bedroom and Victorian style bathroom the first floor.

The South facing rear garden forms a particularly attractive aspect to the property. Enclosed by walls and fencing, the garden incorporates a patio, lawn and well established bushes and flower borders, with the additional benefit of rear access.

Call today for a viewing.



## Hallway

Lounge 15'2" x 12'2" (4.64m x 3.72m)

Dining room 16'8" x 10'5" (5.09m x 3.18m)

Kitchen/breakfast room 23'4" x 9'5" (7.12m x 2.88m)

## Landing

Bedroom one 16'0" x 15'2" (4.89m x 4.63m)

Bedroom two 11'11" x 10'4" (3.64m x 3.16m)

Bedroom three 11'1" x 9'5" (3.39m x 2.88m)

Bathroom 6'7" x 6'5" (2.03m x 1.96m)

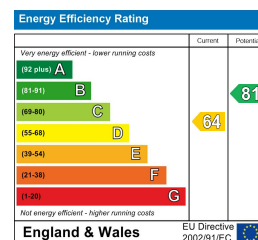
## Area Map



## Floor Plans



## Energy Efficiency Graph



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