



37 Lilymead Avenue
, Bristol, BS4 2BY

Asking Price £795,000



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****LILYMEAD AVENUE****

Matthews Estates are delighted to bring to the market this gorgeous, extended, four bedroom semi-detached home in the highly sought after area of Knowle, Bristol. This fabulous home offers versatile and generous living accommodation and good outdoor space with an attractive garden, driveway and attached garage.

Situated just off the Wells Road, with the popular Perretts Park at the other end of the road and within walking distance of Hillcrest Primary School. Bordering Totterdown as well, the house is perfectly positioned to allow easy access to Bristol Temple Meads and the City Centre on foot and enjoy all the vibrant cafes, shops and amenities that are on your doorstep of this wonderful community.

Entering into the hallway that still maintains the original stained glass windows & door with herringbone, wooden flooring, there is access into the lounge, dining room, modern kitchen/breakfast room, wc and stairs to the first floor. The lounge benefits from a bay window to the front and a feature fireplace, the rear reception room, which offers a generous space that could be used for a family room and sitting area and open onto the rear garden.

The kitchen/breakfast room has space for a table and chairs and boasts a range of modern units with built in appliances overlooking the rear garden.

To the first floor you will find three double bedrooms and a fourth single bedroom with a great size family bathroom.

To the front of the property there is off street parking via the gated driveway leading to the attached garage. To the rear there is a generous garden complete with patio, lawn, mature shrubs, trees and fenced boundaries.

Call today for a viewing.





Entrance
5'11" x 3'4" (1.82m x 1.04m)

Hallway
22'4" x 5'11" (6.83m x 1.81m)

Lounge
15'10" x 13'10" (4.84m x 4.22m)

Dining Room
13'10" x 11'5" (4.22m x 3.49m)

Kitchen/Breakfast Room
17'9" x 10'7" (5.43m x 3.25m)

Landing
24'6" x 5'11" (7.49m x 1.82m)

Bedroom One
13'10" x 13'10" (4.23m x 4.24m)

Bedroom Two
11'6" x 11'8" (3.51m x 3.58m)

Bedroom Three
10'11" x 8'10" (3.33m x 2.71m)

Bedroom Four
9'11" x 5'11" (3.04m x 1.82m)

Bathroom
8'6" x 5'11" (2.60m x 1.82m)

Garage
28'2" x 7'10" (8.59m x 2.41m)

Front Garden

Rear Garden

downstairs wc



Floor Plan



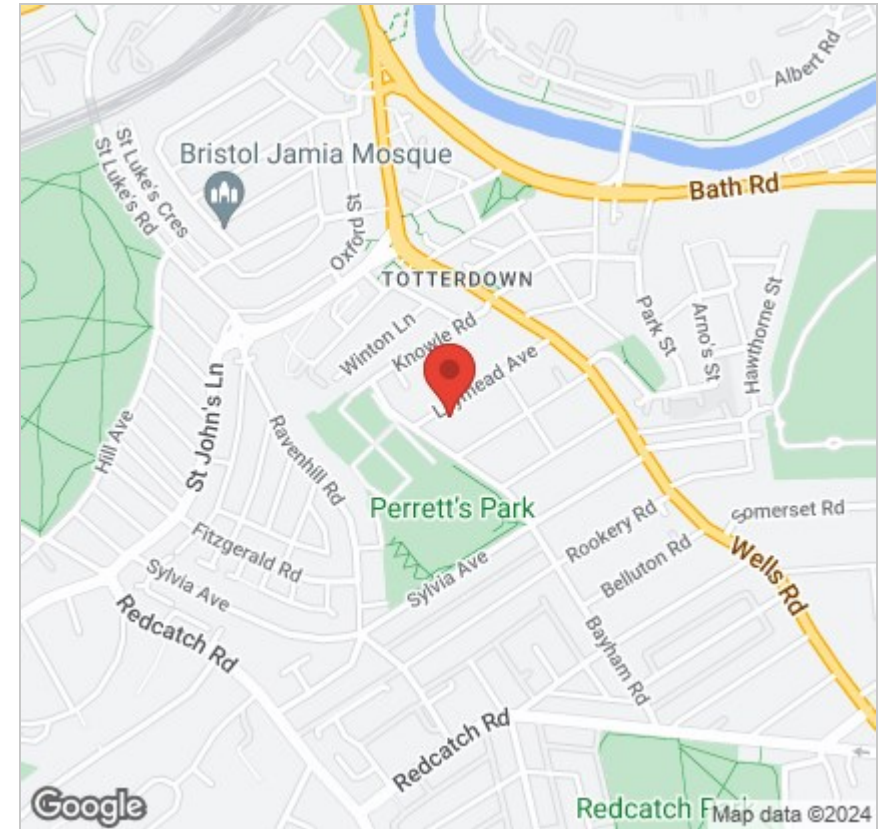
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

