



42 Redcatch Road  
Knowle, Bristol, BS4 2EP

**Asking Price £675,000**



## 42 Redcatch Road

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The impressive Edwardian, semi detached, 42 Redcatch Road was built in 1908. The spacious accommodation is laid out over two floors and has an abundance of period features throughout. The house has been modernized and is very well presented throughout with all the rooms being well balanced with excellent proportions and high ceilings.

The front door opens into a vestibule leading through to a spacious and elegant reception hall with original Terazzo flooring and period staircase. To one side is a lovely bright open-plan lounge/family room boasting an attractive large bay window, solid wood flooring throughout this area and this room is the heart of the house.

To the other side of the hallway is the dining room, currently used as a fourth bedroom, which has wood flooring and a beautiful fireplace. Leading again off the hallway is the breakfast room which opens through to the kitchen and rear porch and shower room (the kitchen & shower room with underfloor heating). The high quality kitchen is fitted with an excellent range of wall and floor units, including integrated appliances and has natural Travertine flooring. From the hallway the stairs rise to the large first floor landing. The three bedrooms are all spacious with bedroom one benefiting from fantastic views across Redcatch Park. The family bathroom is tiled and has a roll top bath, wc and wash basin. and underfloor heating.

The garden to the side is primarily laid to lawn and bordered by mature shrubs. To the rear is a large patio area and further flower borders. This property has the rarity of a garage that sits to the side of the garden and the additional benefit of a parking space.

Vestibule

Hallway





Lounge  
15'10" x 12'11" (4.85m x 3.96m)

Dining room (4th bedroom)  
15'10" s 13'5" (4.85m s 4.09m)

Breakfast room  
13'5" x 11'3" (4.09m x 3.45m)

Kitchen  
13'10" x 8'0" (4.22m x 2.44m)

Shower room

Rear lobby

Landing

Bedroom one  
15'10" x 13'3" (4.85m x 4.04m)

Bedroom two  
11'3" x 10'11" (3.45m x 3.33m)

Bedroom three  
13'8" x 8'0" (4.19m x 2.46m)

Bathroom  
6'11" x 6'0" (2.13m x 1.83m)



## Floor Plan



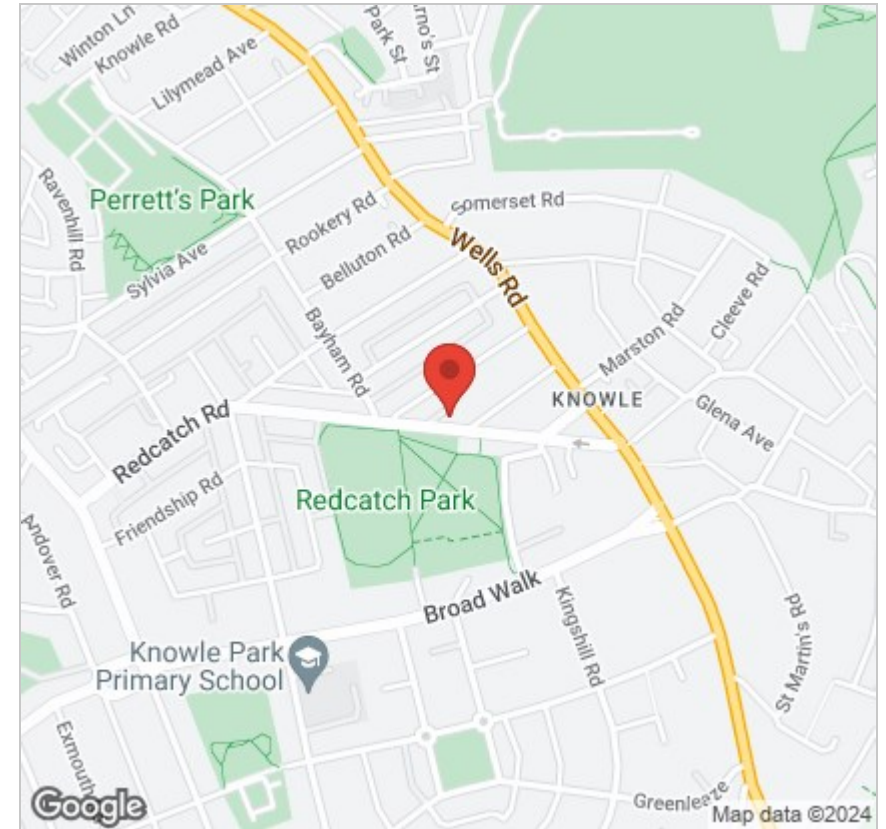
## Viewing

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

