



18 Crowndale Road
, Bristol, BS4 2DZ

Asking Price £600,000



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***** CROWNDALE ROAD *****

Matthews Estates are delighted to bring to the sales market for the first time in 38 years, this RARE larger than average four Bed Victorian link terraced property in need of modernization. Situated on one of the quieter tree lined roads in Knowle, providing easy access to Bristol Temple Meads, The Harborside and Broadmead, with Perretts Park literally at the end of the road and only a short walk to Redcatch Park with its popular children's play park & café and both Arnos Vale and Victoria Park again only a short walk away. The house is also within walking distance to popular local Primary and Secondary schools.

Arranged over three floors with an abundance of period features and offering spacious well-proportioned accommodation the property briefly comprising of a vestibule, leading to an impressive entrance hallway with beautiful stained glass front door, a spacious lounge to the front of the property, dining room at the rear, study, and completing the ground floor accommodation a kitchen/breakfast room with access to the basement level.

On the first floor, four bedrooms are found, 3 of which are spacious doubles, along with the family bathroom.

To the front of this fantastic property there is a good size garden and to the rear, is a walled garden with plenty of scope to have a lawn and a seating area ready for those summer BBQ's.

Call today for your viewing.





Entrance porch
9'8" x 4'5" (2.97 x 1.35)

Hallway
17'6" x 7'0" (5.34 x 2.14)

Study
9'10" x 6'8" (3.02 x 2.04)

Lounge
18'4" x 13'9" (5.61 x 4.20)

Dining room
15'8" x 13'9" (4.80 x 4.21)

Kitchen/Breakfast room
21'5" x 12'9" (6.54 x 3.90)

Basement room
12'11" x 9'10" (3.94 x 3.01)

Bed 1
18'4" x 13'9" (5.61 x 4.20)

Bed 2
13'9" x 13'4" (4.21 x 4.08)

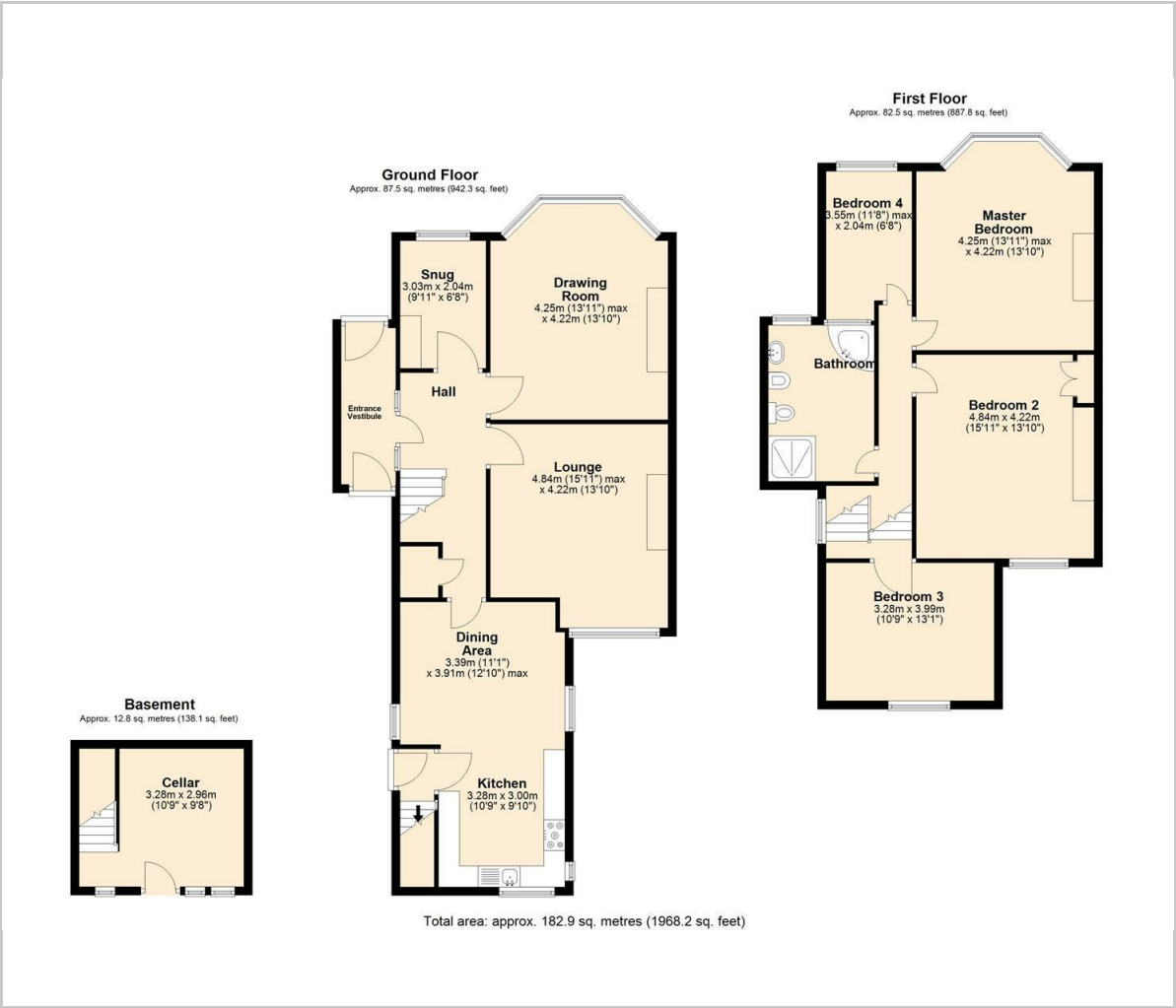
Bed 3
12'9" x 10'8" (3.91 x 3.27)

Bed 4
10'2" x 6'7" (3.12 x 2.06)

Bathroom
9'8" x 8'7" (2.95 x 2.63)



Floor Plan



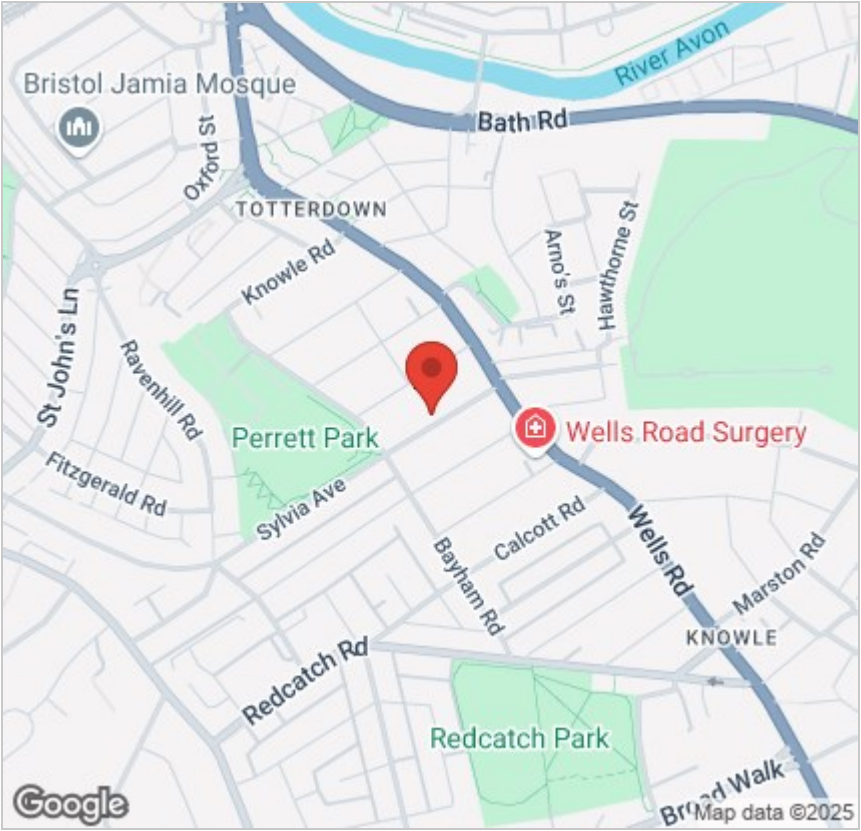
Viewing

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

