



40 Woodbridge Road  
Knowle, Bristol, BS4 2EU

**Asking Price £635,000**



## 40 Woodbridge Road

Knowle, Bristol, BS4 2EU

Matthews Estates are delighted to bring to the sales market this gorgeous, FOUR bedroom, period home located in the ever popular area of Knowle. Woodbridge Road is a highly sought after road owing to its close proximity to attractive local parks, Broad Walk Shopping Centre, local primary schools and many more community amenities and independent shops.

Boasting excellent living accommodation including 2 x reception rooms, a stunning, bespoke kitchen/breakfast room with lots of natural light and further, to an enclosed garden with patio and lawn. There are three double bedrooms and a four piece, family bathroom to be found to the first floor with a further, great size bedroom to the second floor/loft.

The property is located approximately 1.3 miles from Bristol Temple Meads Train Station and 1.7 miles from the City Centre, accessible on foot or local bus routes.

Call today to book a viewing.

Entrance Vestibule

Hallway

Cloakroom

Lounge

15'1" x 12'11" (4.60m x 3.96m)

2nd Reception Room

13'5" x 11'1" (4.09m x 3.40m)





Kitchen/breakfast room  
25'11" x 10'5" (7.90m x 3.18m)

Landing

Bedroom one  
17'1" x 15'10" (5.21m x 4.85m)

Bedroom two  
13'5" x 11'3" (4.09m x 3.43m)

Bedroom three  
13'5" x 10'5" (4.09m x 3.18m)

Bathroom  
7'8" x 7'4" (2.36m x 2.26m)

Bedroom four/loft room  
14'7" x 13'3" (4.45m x 4.06m)



## Floor Plan



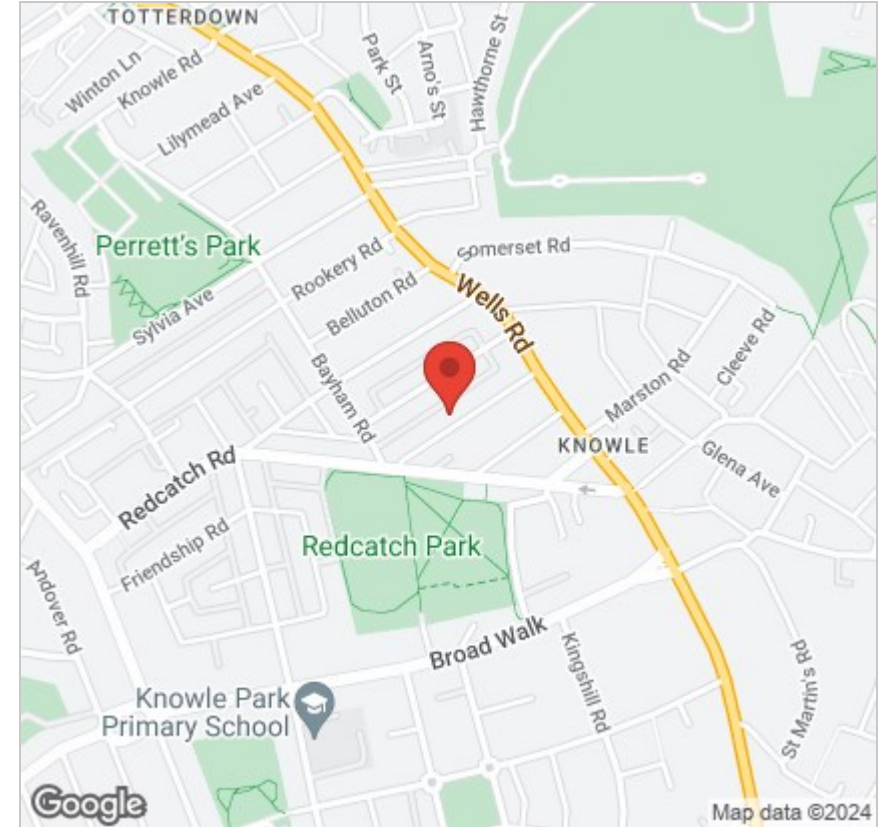
## Viewing

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

