



40 Woodbridge Road
Knowle, Bristol, BS4 2EU

Asking Price £635,000



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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

