



31 Beaconsfield Road  
Knowle, Bristol, BS4 2JE  
**Asking Price £625,000**



## 31 Beaconsfield Road

Knowle, Bristol, BS4 2JE

**\*\*NO CHAIN\*\***

**STUNNING, RECENTLY REDECORATED**, three double bedroom, semi detached home, situated on one of Knowle's most desirable roads/addresses, wonderfully located in the heart of the community. Located just off the A37 Wells Road, the house benefits from being within very close proximity of Arnos Vale, Redcatch & Perretts Parks and Broad Walk Shopping Centre and many further popular, independent shops and amenities.

The house is beautifully and sympathetically decorated throughout with real attention to detail with gorgeous, period features in the form of fireplaces, coving and cornicing. Internally the property comprises of a welcoming entrance hallway, great size, bay fronted lounge, delightful, dining/breakfast room and kitchen, completing the ground floor (mostly with stripped floor boards). To the first floor you will find three double bedrooms and a stylish bathroom.

Externally the property benefits from off street parking to the front, quite the find in the area and a flat, enclosed garden to the rear complete with patio and lawn.

Call today for a viewing.

**Hallway**  
13'7" x 5'4" (4.16m x 1.63m)







Lounge  
15'7" x 13'2" (4.77m x 4.02m)

Dining/snug/reception  
23'7" x 13'2" (7.19m x 4.02m)

Kitchen  
9'3" x 8'11" (2.83m x 2.72m)

Landing

Bedroom one  
15'8" x 13'1" (4.80m x 4.01m)

Bedroom two  
12'4" x 10'2" (3.78m x 3.12m)

Bedroom three  
10'3" x 8'9", (3.13m x 2.69,)

Bathroom  
7'0" x 6'3" (2.14m x 1.91m)



## Floor Plan



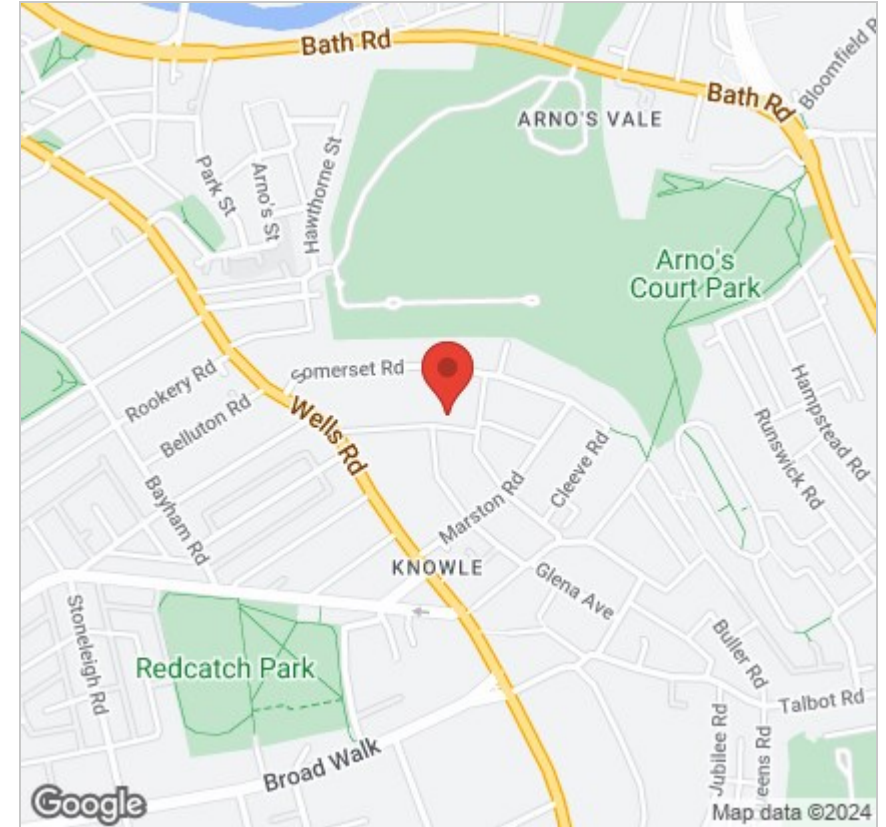
## Viewing

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

