



**115 Broad Walk**  
Knowle Park, Bristol, BS4 2RT

**£399,995**



## 115 Broad Walk

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

Matthews are delighted to bring to the sales market this 3 bedroom semi detached family home in Knowle Park on the popular tree lined BROAD WALK and within a short, flat walk of the local primary school, shops, amenities and of course Redcatch Park with its lovely community garden.

The property itself briefly comprises of a porch, downstairs WC, lounge/dining room, kitchen and conservatory to the ground floor and 3 bedrooms and a family bathroom to the first floor. Outside the property boasts a large, enclosed sunny aspect rear garden, with 2 seating areas, a shed and greenhouse. Accessed from both the front and back is a garage with a driveway and garden to the front, other benefits to this property are double glazing throughout and gas central heating.

Properties like this do not stay on the market for long IN THIS SOUGHT AFTER LOCATION .

Please call to arrange a viewing.

**Entrance Porch**  
5'7" x 5'3" (1.71m x 1.61m)

**Cloakroom**  
4'7" x 4'3" (1.40m x 1.31m)

**Hallway**  
9'8" x 7'3" (2.97m x 2.23m)

**Lounge**  
14'7" x 10'11" (4.45m x 3.34m)





Dining Area  
11'1" x 10'8" (3.40m x 3.27m)

Kitchen/Breakfast Room  
15'1" x 12'11" (4.60m x 3.94m)

Summer Room  
11'7" x 8'5" (3.55m x 2.58m)

Landing



Bedroom One  
12'4" x 10'11" (3.76m x 3.34m)

Bedroom Two  
10'8" x 8'4" (3.27m x 2.55m)

Bedroom Three  
10'11" x 7'4" (3.35m x 2.26m)

Bathroom  
7'5" x 7'3" (2.28m x 2.22m)

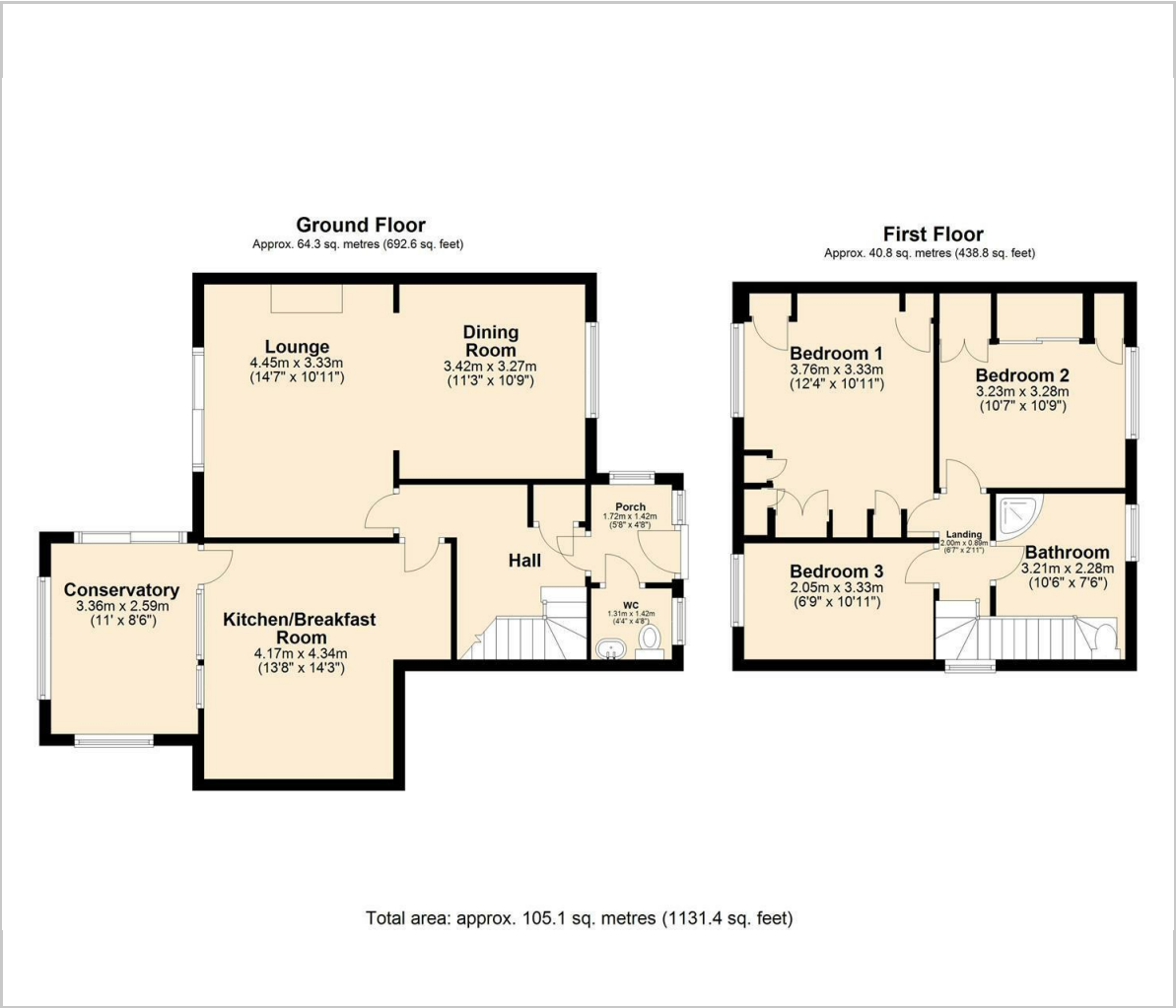
Front Garden

Garage  
17'3" x 9'6" (5.27m x 2.90m)

Rear Gaarden



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 firms 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

