



18 Hampstead Road
, Brislington, Bristol, BS4 3HJ
Asking Price £650,000



18 Hampstead Road

, Brislington, Bristol, BS4 3HJ

Matthews Estates are delighted to bring to the market this 4 bedroom Edwardian property on the highly desirable Hampstead Road.

This handsome family home comprises of a bay fronted lounge opening onto a dining room with patio doors leading out to the garden, modern fitted kitchen and WC to ground floor with three bedrooms and a family bathroom to the first floor and a fourth large bedroom with ensuite to the second floor. The property boasts high Edwardian ceilings, which need to be seen to be fully appreciated.

The property was fully renovated in 2017 with complete replastering and painting, new carpets on the first floor of the property and engineered oak flooring fitted through the ground floor. Complete rewiring was undertaken and a new Worcester Combi boiler and central heating system were installed, while original features were restored throughout the house, including an original fireplace in the living room, 'colonial' style solid oak bannisters, and the fitting of period architraves, skirting boards, coving and ceiling roses throughout.

A loft conversion was added in 2020 with retention of eaves space for storage, a 'walk in' wardrobe and a full ensuite bathroom. At the time of the conversion the roof was replaced. More recently, in 2022, the owners commissioned a renowned local carpenter to install built in Edwardian style cupboards in the dining room, and a 'larder' space in the kitchen with a separate coat cupboard.

Outside the property benefits from an enclosed tiled front garden and to the rear is a sunny aspect south facing garden with patio and lawn area and a detached garage with full electrics accessed from a lane to the rear.

The property is within easy reach of the Bath and Wells Roads affording easy access to Temple Meads and the City Centre and the communities of both Knowle and Brislington with their many shops, eateries & amenities. The property is situated at the right end of the road to enjoy a short stroll to the beautiful Arnos Park.

Hallway
24'3" x 5'4" (7.41 x 1.65)

Lounge
14'9" x 12'9" (4.52 x 3.91)

Dining room
14'11" x 10'11" (4.57 x 3.35)

Kitchen/breakfast room
23'5" x 9'3" (7.14 x 2.84)

Bed 1
15'0" x 14'10" (4.59 x 4.54)

Bed 2
15'6" x 11'0" (4.74 x 3.37)





Bed 3
9'3" x 9'3" (2.82 x 2.83)

Bathroom
9'4" x 6'2" (2.86 x 1.89)

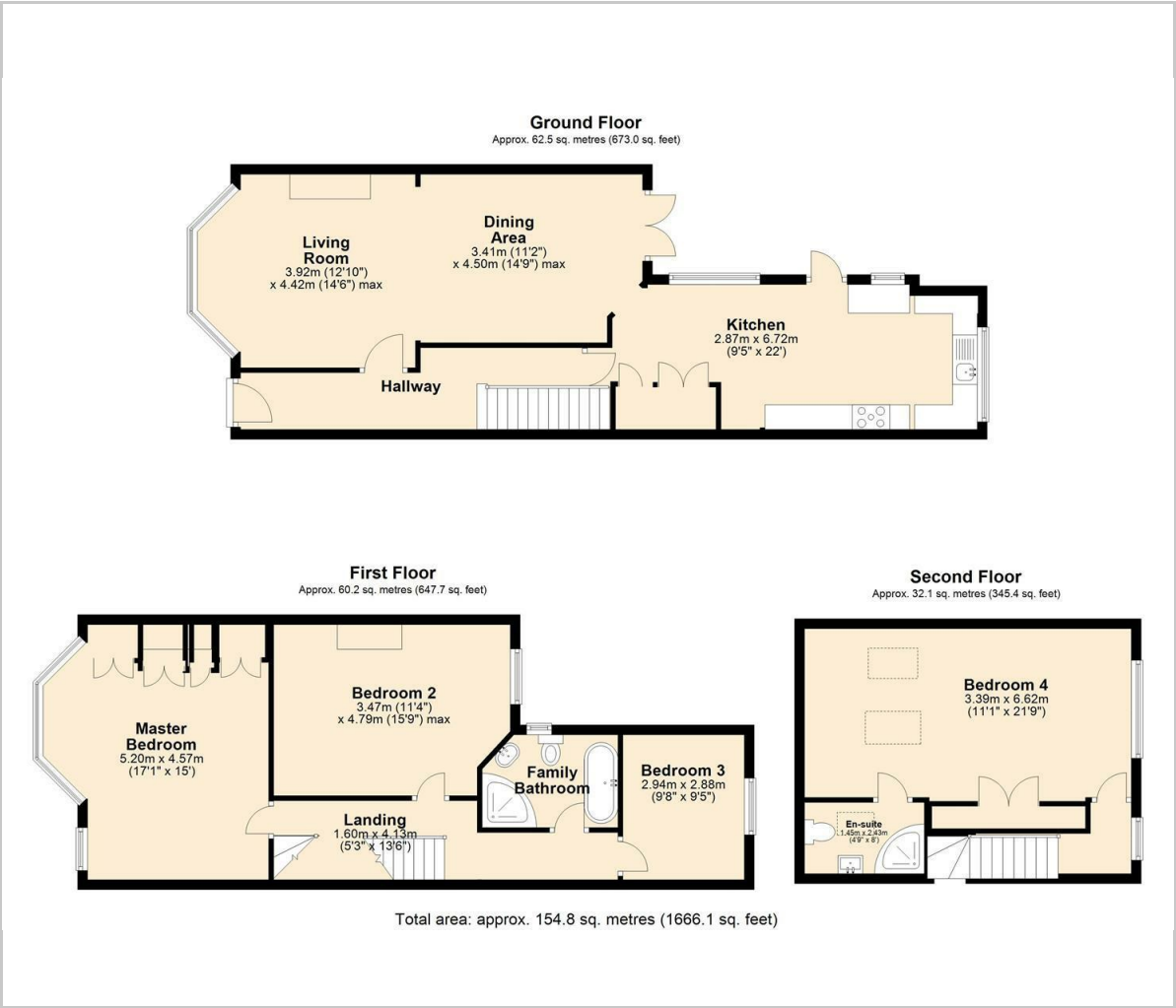
Bed 4
21'2" x 11'1" (6.46 x 3.39)

Ensuite
8'3" x 4'10" (2.53 x 1.48)

Garage
18'8" x 17'1" (5.70 x 5.22)



Floor Plan



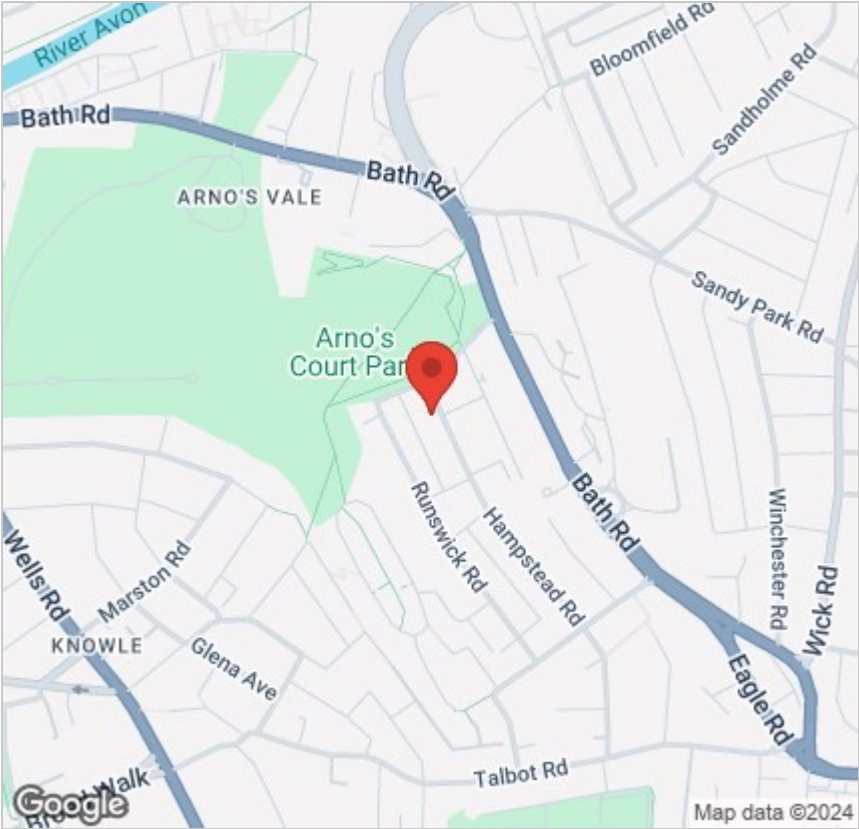
Viewing

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

