



20 Beryl Grove

Hengrove, Bristol, BS14 9EB

**Asking Price £810,000**





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Matthews and Co are delighted to bring to the sales market this substantial detached property with deluxe 12m long garage which can hold at least 4 cars and further off street parking for in excess of 6 vehicles, the property offers flexible accommodation as there is already an upstairs annex set up that can be utilized within the property. Set just off the A37 Wells Road, bordering Hengrove, Brislington, Whitchurch and just a stones throw from Knowle as well! Surrounded by many local amenities, shops, good local primary and secondary schools, this property is a great proposition for a growing or blended family.

Internally the house comprises of a welcoming hallway, through lounge, dining room, open plan summer room and fitted kitchen and wc to the ground floor with four bedrooms, a family bathroom and ensuite to the master bedroom to the first floor. The first floor also boasts an annex set up with, double bedroom, bathroom, food prep area and lounge with patio doors to large raised deck area, with steps down to the garden.

To the rear is a mature garden with large lawn and several seating areas. The garage can also be accessed from the side of the garden.

This property is truly rare to the market due to its potential for larger families and the scale of the garage and off street parking potential.

Call today for a viewing.

### Entrance

### Hallway

15'3" x 6'6" (4.67m x 2.00m)

### Lounge

12'0" x 24'8" (3.67m x 7.52)

### Dining Room

12'0" x 10'11" (3.67m x 3.35m)

Kitchen/Breakfast Area L shaped  
24'11" x 17'3" (7.62 x 5.27)







Summer Room/Reception  
20'1" x 11'11" m (6.14m x 3.64 m)

W.C Cloakroom  
3'1" x 6'6" (0.96m x 1.99m)

Landing  
9'9" x 7'8" (2.99m x 2.36m)

Bedroom One  
15'10" x 12'1" (4.85m x 3.69m)

Ensuite  
8'8" x 2'4" (2.65m x 0.73m)

Bedroom Two  
11'11" x 12'0" (3.65m x 3.67m)

Bedroom Three  
12'0" x 11'1" (3.68m x 3.38m)

Bedroom Four/Dressing Room to  
wardrobe  
13'11" x 6'11" (4.26m x 2.12m)

Bathroom  
9'0" x 6'1" (2.75m x 1.87m)

Loft  
15'6" x 18'6" (4.74m x 5.64m)

Access to Annex

Lounge  
18'6" x 10'5" (5.66m x 3.19m)

Kitchen Area  
9'4" x 4'10" (2.87m x 1.49m)

Bedroom  
10'2" x 9'4" (3.10m x 2.86m)

Bathroom  
9'2" x 4'8" (2.81m x 1.44m)

Double Tandem Garage  
38'2" x 16'0" (11.64m x 4.90m)





Floor Plan



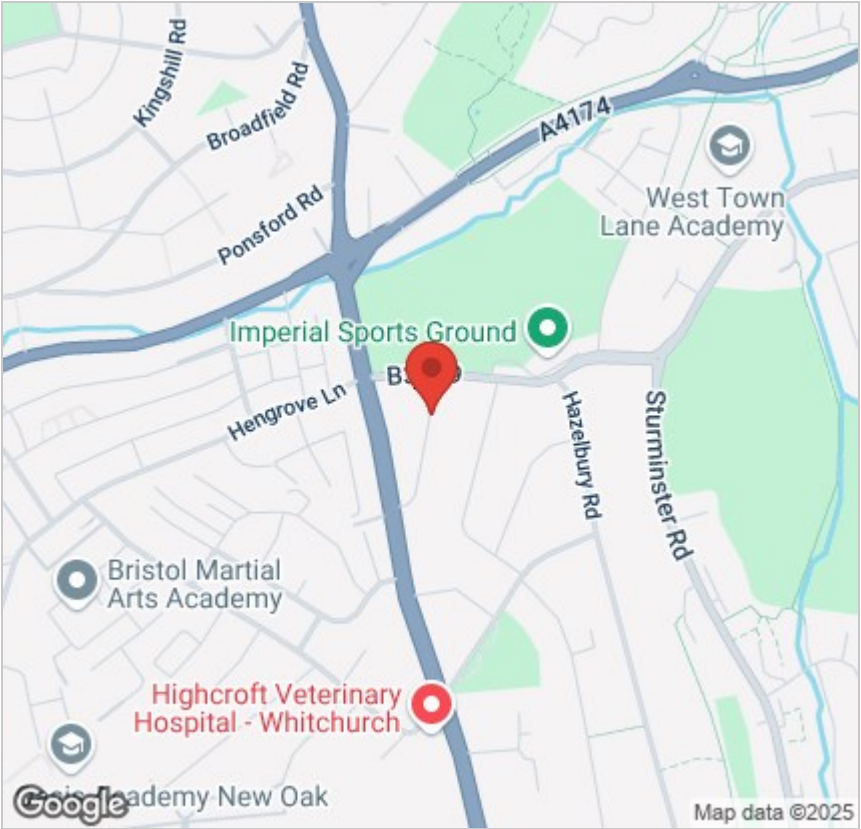
Viewing

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

