



29 Withleigh Road  
Upper Knowle, Bristol, BS4 2LG

**Asking Price £650,000**





## 29 Withleigh Road

Upper Knowle, Bristol, BS4 2LG

Matthews and Co are delighted to bring to the sales market this gorgeous, 4 bedroom, Victorian, family home located over 3 floors, on an extremely popular road in Knowle, with access to Arnos Vale on your doorstep. Located near the Wells Road which has cafes, bars and restaurants including Acapella, Southside, Bruhaha, Totterdown Canteen and Bank and with the Knowle Pub just a couple of roads away you'll never be short of places to eat out. The property is within walking distance of Bristol City centre, Temple Meads Train Station and local Primary and Secondary Schools.

The property briefly consists of a vestibule, hallway, bay fronted lounge, second reception room, spacious kitchen/dining room to the ground floor. Upstairs, bedroom One features a bay window that allows light to flood through and far reaching views towards Bath, there are two more bedrooms and a family bathroom completing the first floor. To the second floor is a further bedroom currently used as an office. The rear the property boasts a long sunny aspect garden, with a patio area next to the house and an original lean to that can be accessed from the main house and garden. To the front the garden has established planting and a pretty pathway leading up to the front door.

Call today to arrange a viewing.

### Entrance







Hallway  
25'2" x 5'8" (7.68m x 1.75m)

Lounge  
16'7" x 13'0" (5.08m x 3.98m)

Dining Area  
13'2" x 10'7" (4.03m x 3.24m)

Lean To  
5'9" x 5'5" (1.77m x 1.67m)

Breakfast Room  
14'11" x 10'3" (4.56m x 3.13m)

Kitchen  
10'4" x 6'11" (3.15m x 2.12m)

Landing  
15'1" x 5'8" (4.62m x 1.73m)

Bedroom One  
16'9" x 16'9" (5.13m x 5.11m)

Bedroom Two  
13'1" x 10'7" (4.01m x 3.25m)

Bedroom Three  
14'1" x 10'3" (4.31m x 3.14m)

Bathroom  
7'11" x 7'7" (2.42m x 2.32m)

Second Landing  
7'7" x 4'7" (2.32m x 1.42m)

Loft Bedroom Four  
16'9" x 15'3" (5.11m x 4.67m)

Front Garden

Rear Garden





Floor Plan



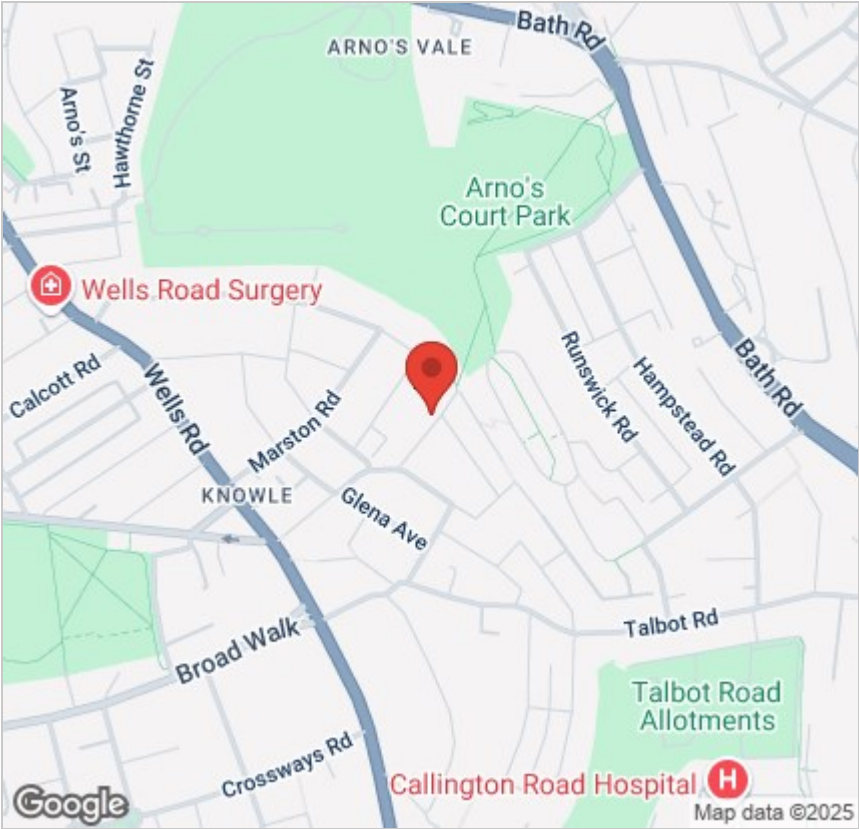
Viewing

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

