



82 Queensdale Crescent  
Knowle Park, Bristol, BS4 2TS

**Asking Price £349,995**



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

Matthews and Co are delighted to bring to the sales market this three bedroom, SEMI-DETACHED HOME, located on Queensdale Crescent, Knowle Park, which is a highly popular location due to its very close proximity to the A37 Wells Road, great local shopping facilities & amenities and within easy reach of the City Centre & Bristol Temple Meads.

The property is sure to appeal to families with Knowle Park Primary School within striking distance and local green spaces nearby with Redcatch Park, Arnos Vale, Northern Slopes and Callington Road Nature Reserve all within walking distance.

The property itself is built in the highly desirable 'PARLOUR' style, comprising of a hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. Outside the property boasts a great size, enclosed, FLAT 70ft sunny aspect garden to the rear and all important off street parking to the front.

Call today to arrange a viewing.

### Hallway

Lounge  
11'2 x 10'8 (3.40m x 3.25m)

Dining room  
14'5 x 10'10 (4.39m x 3.30m)

Kitchen  
14'1 x 8'6 (4.29m x 2.59m)





Landing

**Bedroom One**  
12'6 x 10'9 (3.81m x 3.28m)

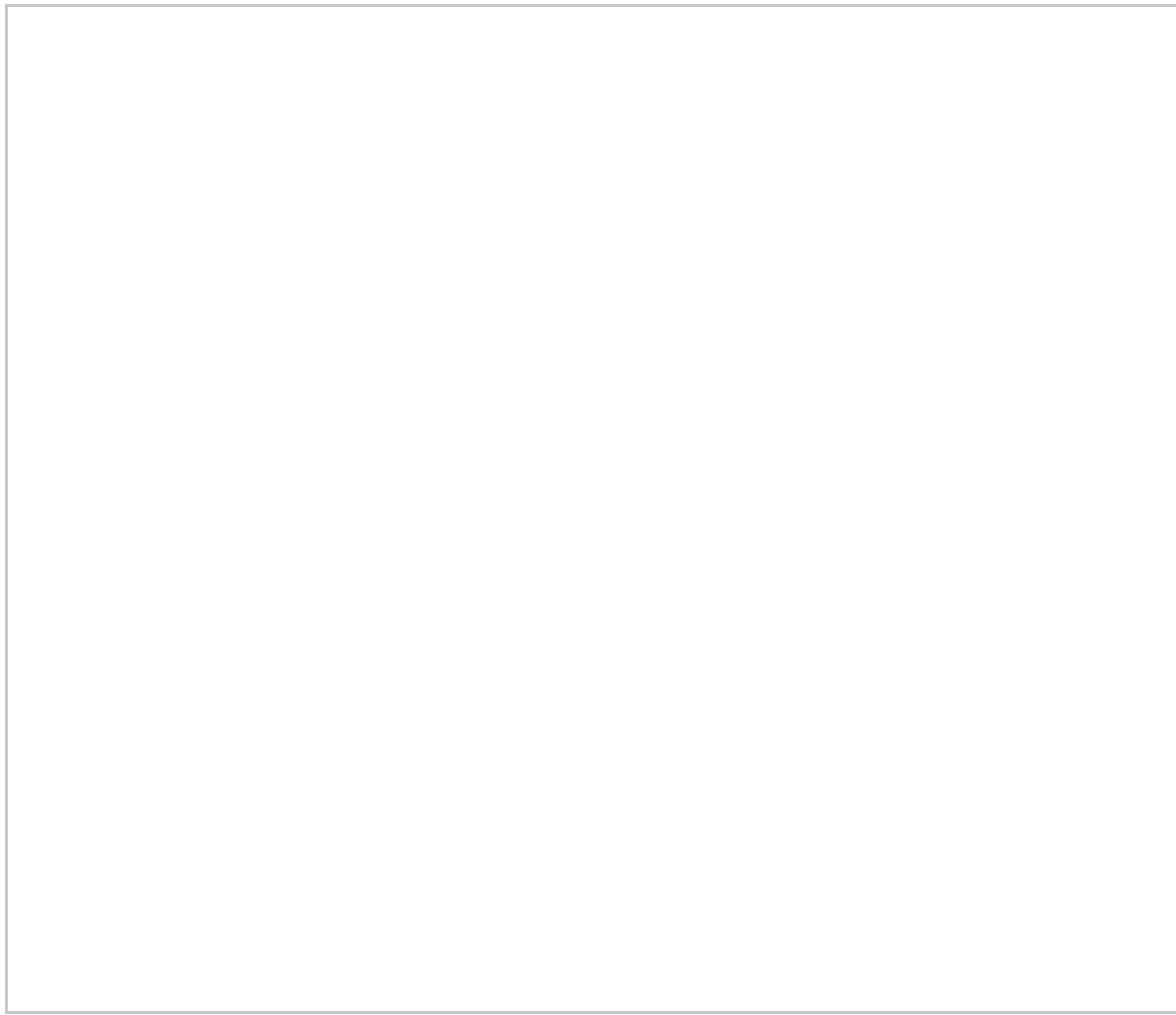
**Bedroom Two**  
11'10" x 10'7" (3.63m x 3.25m)

**Bedroom Three**  
10'9 x 7'4 (3.28m x 2.24m)

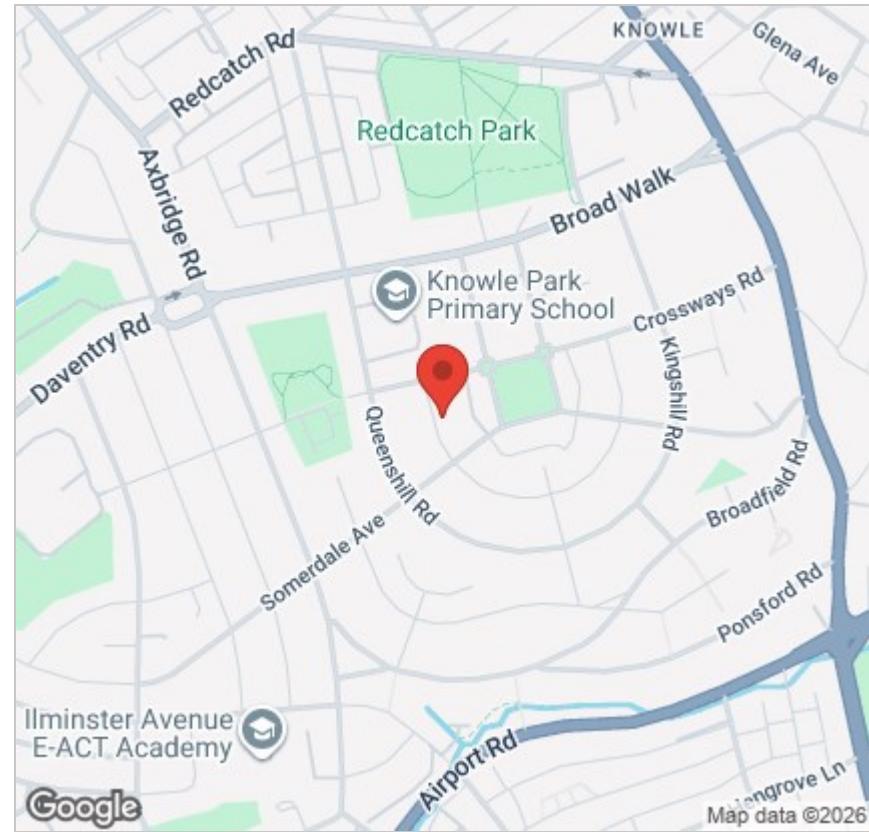
**Bathroom**  
8'10 x 7'5 (2.69m x 2.26m)



## Floor Plan



## Area Map



## 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

## Energy Efficiency Graph

