



28 Lilymead Avenue  
Lower Knowle, Bristol, BS4 2BX  
**Asking Price £895,000**





## 28 Lilymead Avenue

Lower Knowle, Bristol, BS4 2BX

Matthews and Co are delighted to bring to the sales market this beautiful, 4 double bedroom Victorian home, on three storeys with an under croft, boasting an abundance of period features mixed with modern day living. Situated on the prestigious tree lined Lilymead Avenue in Lower Knowle, this extremely well located house is in the heart of the community. The property is ideally located with Perretts Park at the end of the road and within easy walking distance of local schools, Bristol Temple Meads, City Centre and the Harbourside.

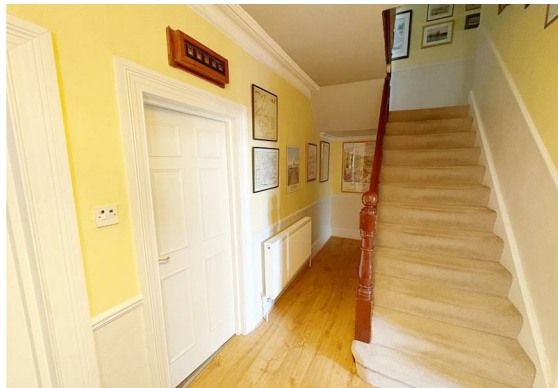
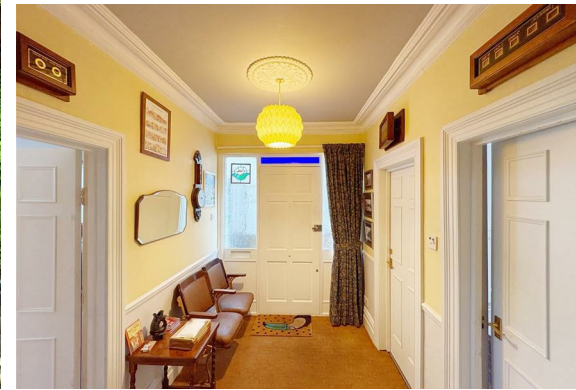
The property consists of a generous hallway, cloakroom, lounge, dining room and kitchen/breakfast room to the ground floor, to the first floor is an over sized bathroom, master bedroom with ensuite and a further double bedroom with balcony. To the second floor are two further double bedrooms. The garden to the rear is full of character, with a raised patio area, mature flower beds, a glorious wisteria, lawn, and stone walled seating area with the added bonus of a shed.

The property also boasts a great sized under croft with head height storage, power and lighting, gated tiled side access and to the front a driveway for 1/2 vehicles and a paved front garden.

Call today to arrange your viewing.

Hallway  
6'7" x 19'5" (2.03 x 5.94)

Cloakroom & WC  
10'1" x 4'7" (3.09 x 1.41)







Lounge  
17'6" x 14'2" (5.34 x 4.34)



Dining room  
16'11" x 16'9" (5.18 x 5.12)

Hallway to kitchen  
19'9" x 3'2" (6.03 x 0.98)

Kitchen/breakfast room  
16'11" x 9'9" (5.16 x 2.98)



Bathroom  
16'4" x 9'9" (4.99 x 2.99)

1st floor landing  
19'3" x 6'9" (5.89 x 2.07)

Bedroom One  
17'7" x 14'2" (5.37 x 4.33)

En-suite to bed 1  
10'1" x 4'7" (3.09 x 1.41)



Bedroom Two  
18'11" x 13'5" (5.79 x 4.09)

2nd floor landing  
12'1" x 6'10" (3.70 x 2.09)

Bedroom Three  
14'5" x 11'9" (4.41 x 3.60)

Bedroom Four  
13'1" x 11'10" (3.99 x 3.62)



Under Croft  
16'7" x 16'5" (5.08 x 5.01)





Floor Plan



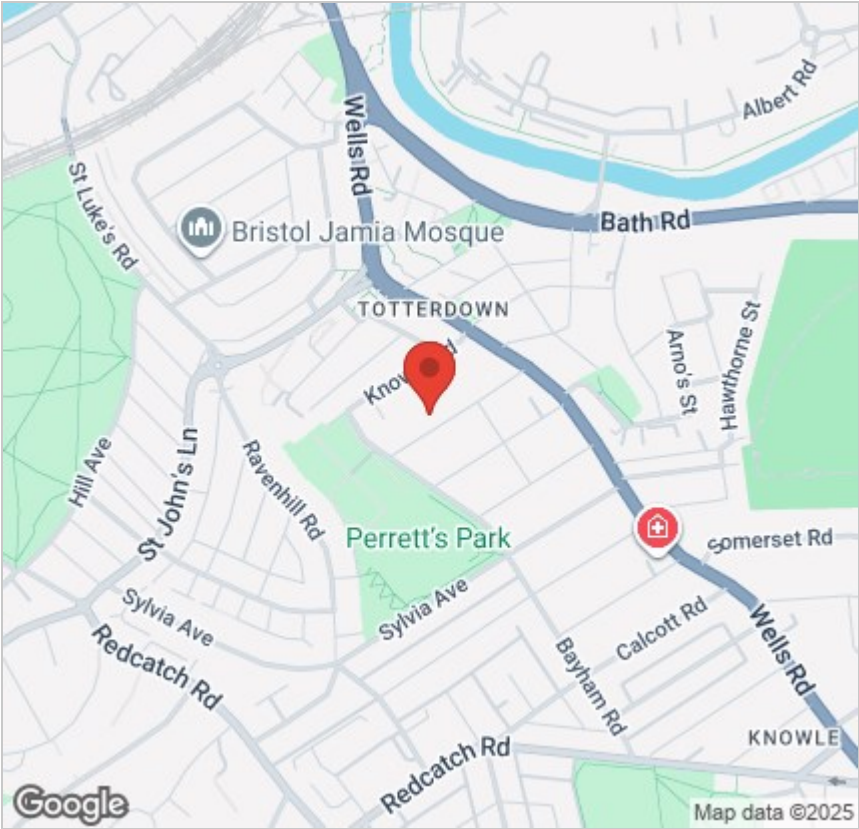
Viewing

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

