



MAGGS
& ALLEN

25 STONELEIGH ROAD

KNOWLE, BRISTOL, BS4 2RH

£580,000

A substantially extended and beautifully extended four-bedroom family home, located in a popular location.

Property Description

Accessed via low-maintenance front garden, you enter the property into a vestibule through uPVC double doors. In turn, this leads to the entrance hallway, from which you will find access each of the principle rooms and stairs leading to the first floor.

The front reception room is a well-sized, bay-fronted room with feature fireplace, coving and ceiling rose retained and complemented by wood flooring.

Perhaps the main highlight of the property is the open-plan kitchen/lounger diner that is located to the rear of the property and was completed in 2020 to exacting standards. The kitchen features a range of matching base and wall-mounted units, complete with integrated appliances. Natural light floods the space through skylights, and double doors provide access to the garden. Located from the kitchen is a snug/second lounge, and a dining area.

Ascending to the first floor you will find three bedrooms; two double bedrooms and a single - and a well-appointed shower room with modern suite including walk-in shower enclosure. The second floor comprises the master bedroom, with en-suite shower room done to a superb standard, and a fitted wardrobe.

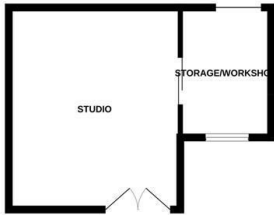
Externally is a beautifully done, low-maintenance garden that boasts a games room / bar at the rear, an ideal socialising space and additionally providing rear access.

Location

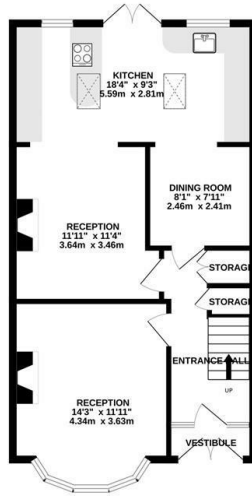
Knowle is a ever increasingly-popular area due to its proximity to the centre, and access to the green spaces of Redcatch Park and Arnos Vale Cemetery which provides stunning city vistas. Temple Meads is a short distance away, as well as the well-regarded Paintworks development which offers a range of cultural activities as well as the Bocabar restaurant serving up superb food.



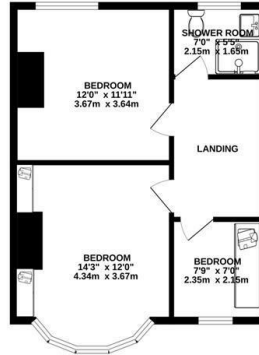
STUDIO/GARAGE
270 sq.ft. (25.1 sq.m.) approx.



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



- Substantially extended and beautifully presented family home
- Four bedrooms
- Stunning extended kitchen/diner
- Low-maintenance landscaped rear garden
- Separate front reception room
- Popular location providing easy access to centre of Bristol
- Outdoor games room/bar

Guide Price: £580,000

Tenure: Freehold

Council Tax Band: C

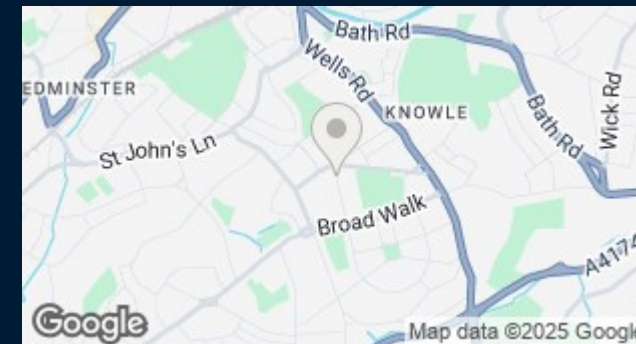
EPC Rating: C

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.