



10 Axbridge Road  
, Bristol, BS4 2RX

**Asking Price £450,000**



## 10 Axbridge Road

, Bristol, BS4 2RX

Matthews and co are delighted to bring to the sales market this fantastic and much loved NO CHAIN extended 4 bedroom, semi detached house in Knowle Park, in a prime position with Broad Walk, Knowle Park Primary School, Redcatch Park and local shops/amenities all within a short, flat walk and bus routes on your doorstep to both Bristol Temple Meads & the City Centre.

This property comprises of a porch with wc, hallway, through lounge-dining room which is a fantastic space for families leading into a fitted kitchen, a generous conservatory and office/ 4th bedroom with ensuite to the ground floor with three bedrooms and a shower room to the first floor, with access off the landing to a loft space. Externally the property benefits from a low maintenance enclosed sunny aspect garden to the rear with a patio area, large artificial grassed section and an enclosed area that could be used for a hot tub or play area. The property further benefits from a generous workshop complete with power and lighting to the rear of the garden. To the front is the ever important off street parking for 2 vehicles and side access to the rear garden.

Call today for a viewing.

**Entrance porch**  
7'5" x 5'3" (2.27 x 1.61)

**Hallway**  
10'8" x 9'0" (3.26 x 2.75)





Downstairs wc  
3'2" x 3'1" (0.99 x 0.96)

Lounge area  
14'6" x 10'8" (4.43 x 3.26)

Dining area  
11'3" x 10'10" (3.44 x 3.31)

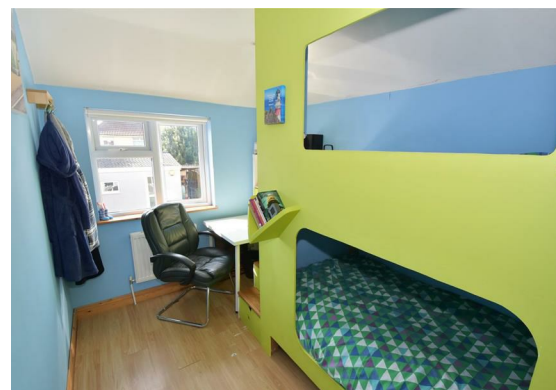
Kitchen  
10'9" x 10'3" (3.30 x 3.13)

Conservatory  
16'4" x 10'2" (5.00 x 3.11)

Bedroom Four/ Office  
9'0" x 7'4" (2.76 x 2.26)

En suite to Bedroom Four/ Office  
5'11" x 2'6" (1.81 x 0.78)

Workshop  
23'6" x 9'0" (7.18 x 2.75)



Bedroom One  
11'3" x 10'11" (3.44 x 3.33)

Bedroom Two  
10'8" x 8'6" (3.27 x 2.60)

Bedroom Three  
10'9" x 7'3" (3.29 x 2.21)

Loft room 4.90 x 3.24

Bathroom  
10'2" x 7'4" (3.12 x 2.26)



Floor Plan



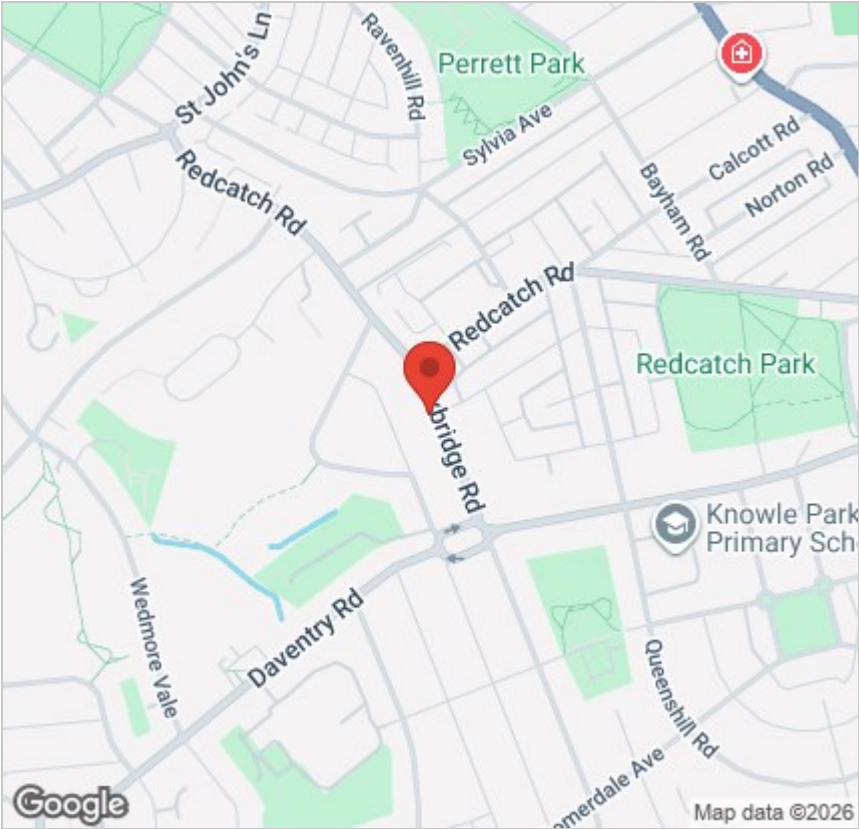
Viewing

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

