



1 KEW WALK
BRISLINGTON
BRISTOL
BS4 5DU
£450,000

Offered to the market with no onward chain and offering an unrivalled level of potential, can be found this, three bedroom, semi detached property. Set within a generous plot with a sizeable side aspect and a stunning rear garden, enjoying a southerly orientation. With many homes within the cul-de-sac having already extended in some shape or form, the precedent has been set and provides the perfect example of what can be achieved when utilising the space. Of course any extension works would be subject to the relevant permissions.

Positioned at the end of this popular cul-de-sac, the property enjoys a quiet location within this residential area on the outskirts of Brislington. Independent shops and cafes can be found nearby, whilst a vast array of open green spaces including Callington Road Nature Reserve and Arno's Vale can be enjoyed, Good bus links, including Brislington Park & Ride provide easy access into Bristol.

Internally the property briefly comprises an entrance vestibule leading to the hallway. The hallway provides access to the first floor with storage under. Feature art deco, glazed doors lead to the main reception room and the kitchen. The lounge / diner spans the full length of the property with dual aspect windows to the front and rear aspects. The separate kitchen comprises numerous built in units with double glazed window overlooking the garden and a Upvc door to the side aspect.

To the first floor can be found three, generously proportioned bedrooms. The two largest are impressive double rooms, whilst the third is a comfortable single bedroom. The bathroom completes the accommodation and comprises a three piece white suite. The property is double glazed and gas central heated via a 'Valliant' gas combination boiler.

To the front aspect a driveway provides off street parking and provides vehicle access to the detached garage and pedestrian access to the side and rear gardens. The garage, complete with power and light supply with personal door to the garden and an up and over vehicle door to the driveway. To the rear of the garage, a stone built storage cupboard and a cloakroom all form part of the building.

Large gardens can then be found to the rear aspect, with an expanse of lawn with mature borders of shrubs and trees, The garden enjoys a sunny southerly aspect and makes for the perfect garden for any family to enjoy. A wonderful opportunity for many a buyer and one worthy or an early internal viewing.

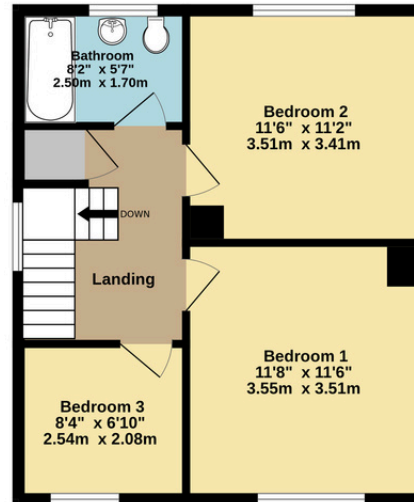
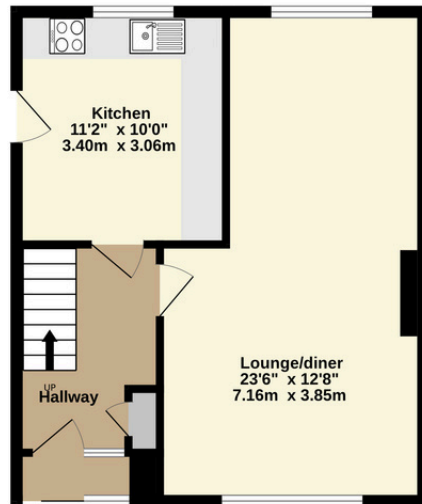
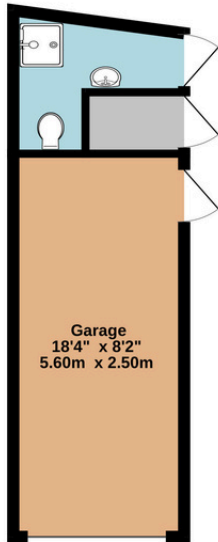






Ground Floor
659 sq.ft. (61.2 sq.m.) approx.

1st Floor
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.5 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.
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Energy performance certificate (EPC)

1 Kew Walk BRISTOL BS4 5DU	Energy rating D	Valid until:	25 January 2036
		Certificate number:	2765-3058-1209-0616-4204

Property type: Semi-detached house
Total floor area: 87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

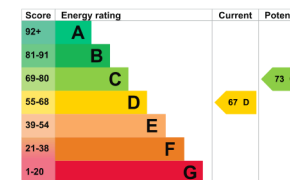
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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