



**38 Imperial Walk**

Knowle, Bristol, BS14 9AE

**Asking Price £515,000**



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## 38 Imperial Walk

Knowle, Bristol, BS14 9AE

Matthews and Co are delighted to bring to the sales market this extremely well appointed three bedroom, semi detached, family home, situated on Imperial Walk a popular tree lined cul-de-sac in Knowle. Conveniently located just off the Wells Road for travel in and out of Bristol in an elevated position, boasting stunning views over Callington Road Nature Reserve. and close to many more amenities, this fine 1930's property briefly comprises of a welcoming hallway, bay fronted lounge, dining room, good size kitchen, cloakroom and a delightful conservatory leading onto a raised patio overlooking the garden to complete the ground floor. To the first floor you will find three bedrooms and a fitted shower room.

Externally there is a driveway, single garage and garden to the front of the house with access via the garage to the garden. The rear garden has a large sunny aspect patio, with steps leading down to two lawn areas. Underneath the property there is a glass enclosed potting area, a toilet, utility room and two good sized basement storage areas.

Call today for a viewing.

### Hallway

14'10" x 6'10" (4.54 x 2.10)

### Lounge

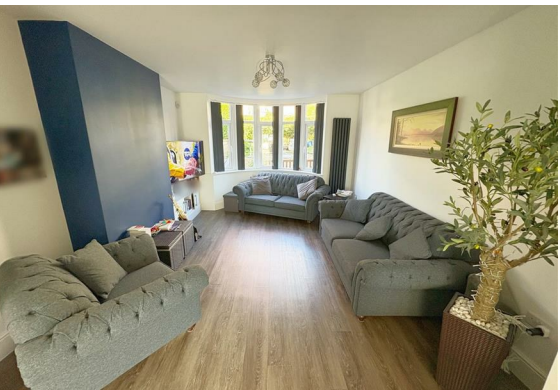
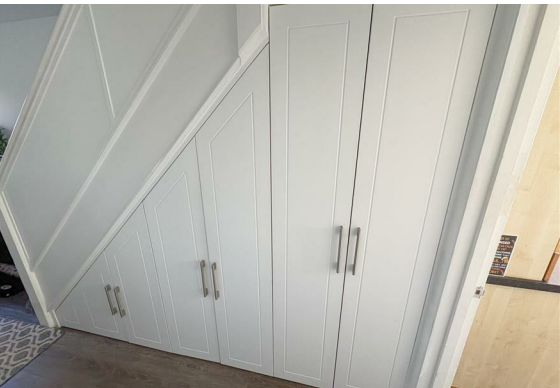
13'10" x 12'4" (4.24 x 3.77)

### Dining room

12'4" x 11'11" (3.77 x 3.64)

### Kitchen

10'11" x 8'5" (3.35 x 2.57)





Conservatory  
13'8" x 9'4" (4.18 x 2.87)

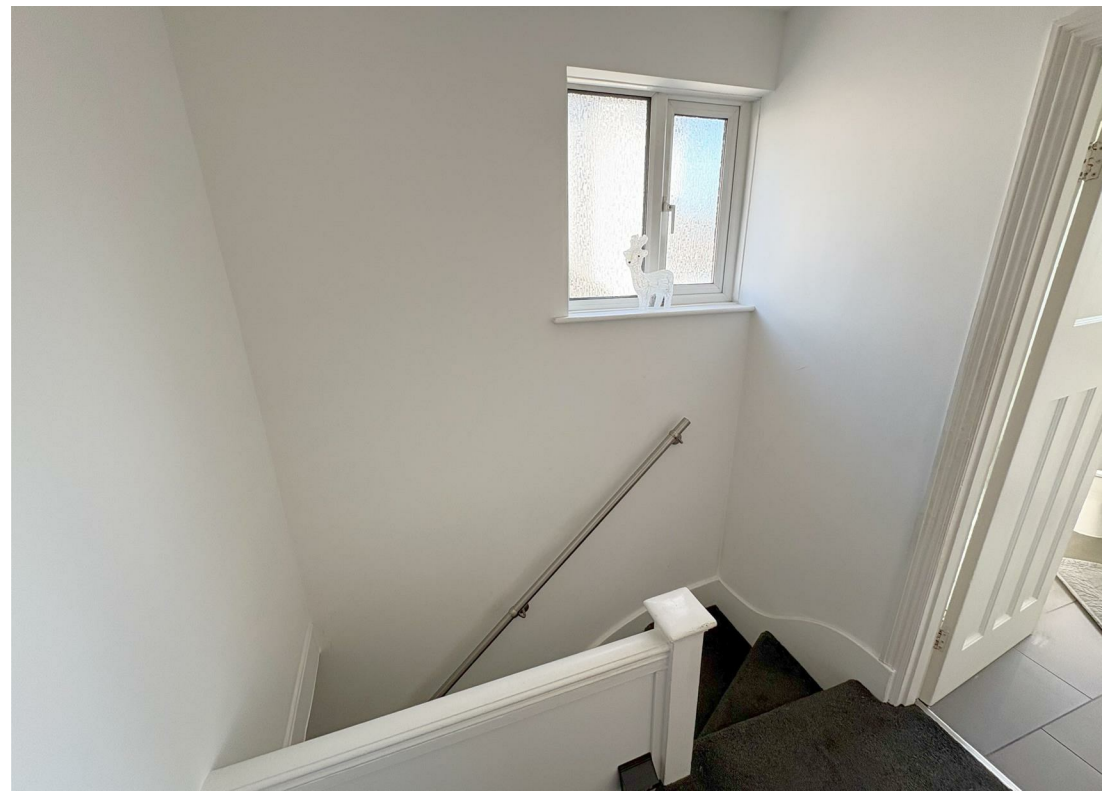
Bedroom 1  
13'10" x 11'4" (4.24 x 3.46)

Bedroom 2  
12'4" x 11'11" (3.77 x 3.64)

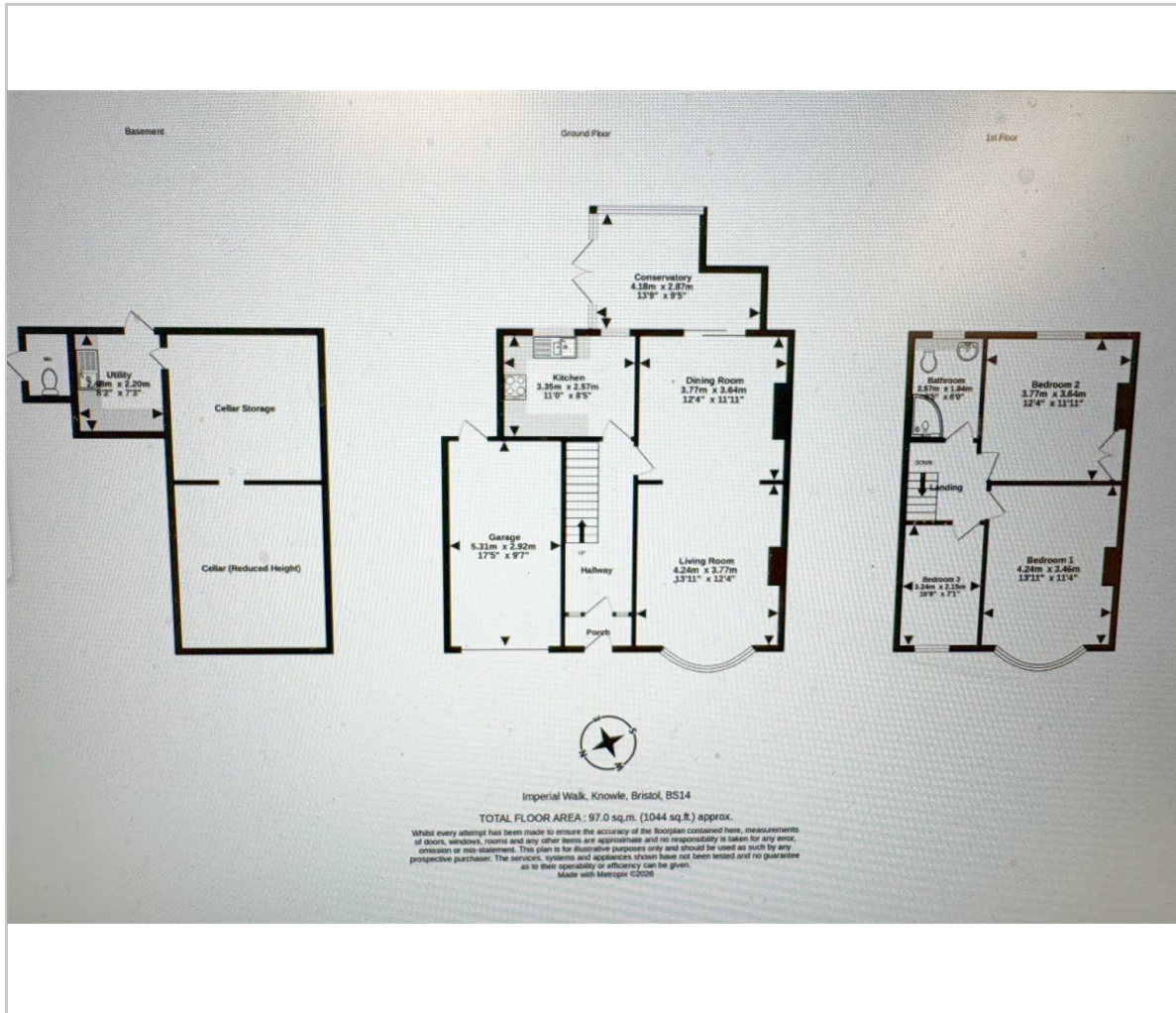
Bedroom 3  
10'7" x 7'3" (3.24 x 2.23)

Shower room  
8'5" x 4'4" (2.57 x 1.34)

Garage  
17'5" x 9'6" (5.31 x 2.92)



## Floor Plan



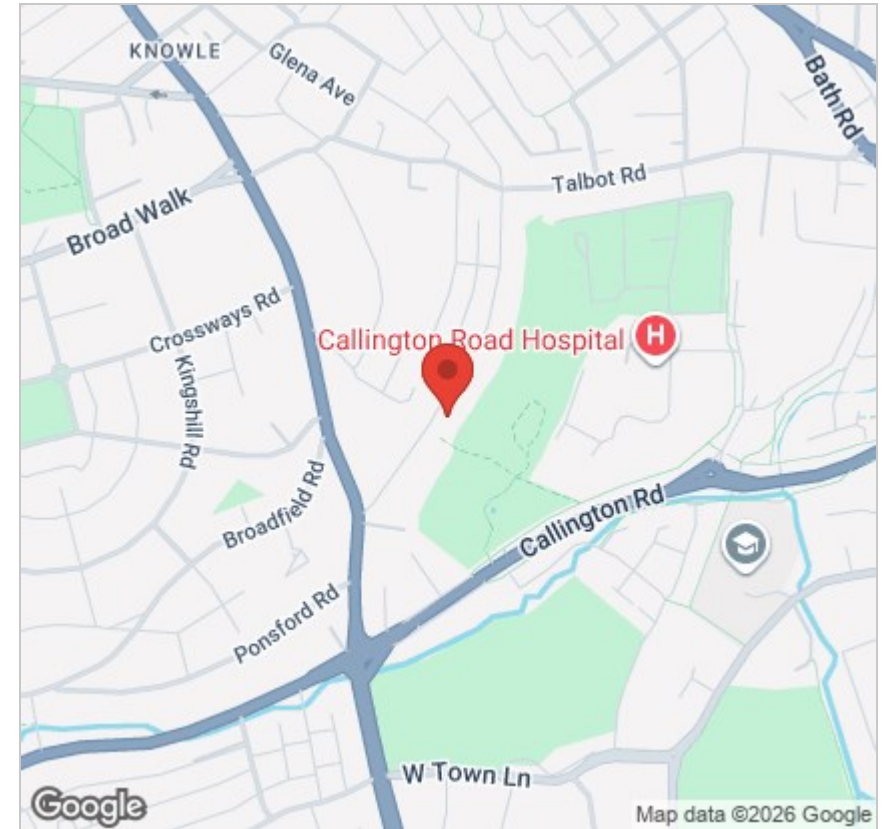
## Viewing

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 firm's 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

