



44 Crossways Road, Bristol, BS4 2SP

Offers Invited £340,000

****NO ONWARD CHAIN****

This three bed home is situated in Knowle Park, a popular location for first time buyers and families alike with access to local amenities and green spaces.

Upon entry to this well looked after property the hallway leads directly on to the expansive reception room, originally two separate rooms now opened out into a generous living space spanning over 25ft. Of course this does lend itself to being converted back into two separate rooms, potentially even creating a ground floor, fourth bedroom if required. The kitchen has ample workspace and storage, with a window to the rear, allowing natural light into the room. Leading on from the kitchen is the extension which has traditionally been used as a dining room but more recently a play room for children/grandchildren, with access out on the lawned garden via sliding doors, this space could lend itself to a variety of needs. Completing the downstairs is the three piece bathroom with electric shower.

Upstairs are three bedrooms, two of which are generous doubles (13ft+ wide) the third bedroom would lend itself nicely to a home office or potential nursery space.

Externally there is a driveway that also allows access through a door to the rear garden. The garden comprises a laid patio immediately to the rear of the home, before flowing to the lawned section benefitting from plenty of greenery surrounding with the presence of trees, plants and flowers alike.

- NO ONWARD CHAIN
- Three Bedroom & Extended
- Private Rear Garden
- Popular Location
- Semi Detached House
- Driveway
- Freehold
- EPC Rating - D

Bedroom One 13'5" x 13'0" (4.09 x 3.97)

Bedroom Two 12'11" x 7'9" (3.96 x 2.37)

Bedroom Three 10'1" x 8'2" (3.08 x 2.49)

Reception Room One 13'5" x 11'10" (4.1 x 3.63)

Reception Room Two 12'0" x 9'10" (3.66 x 3.01)

Extension 11'10" x 10'1" (3.61 x 3.09)

Kitchen 13'0" x 7'7" (3.98 x 2.33)

Bathroom 7'3" x 4'5" (2.22 x 1.35)

Tenure - Freehold

EPC - D

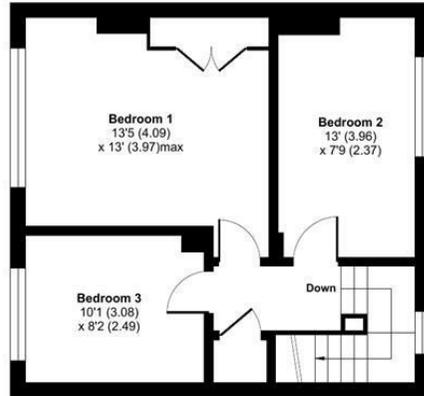
Council Tax Band - B



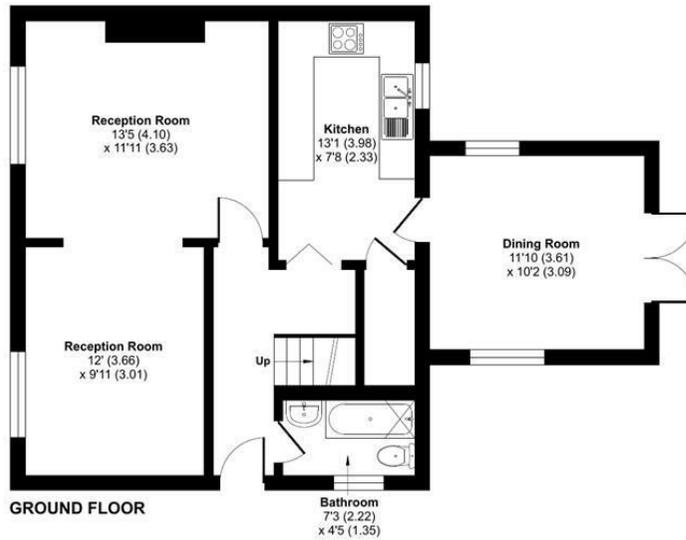


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Approximate Area = 1099 sq ft / 102.1 sq m
For identification only - Not to scale

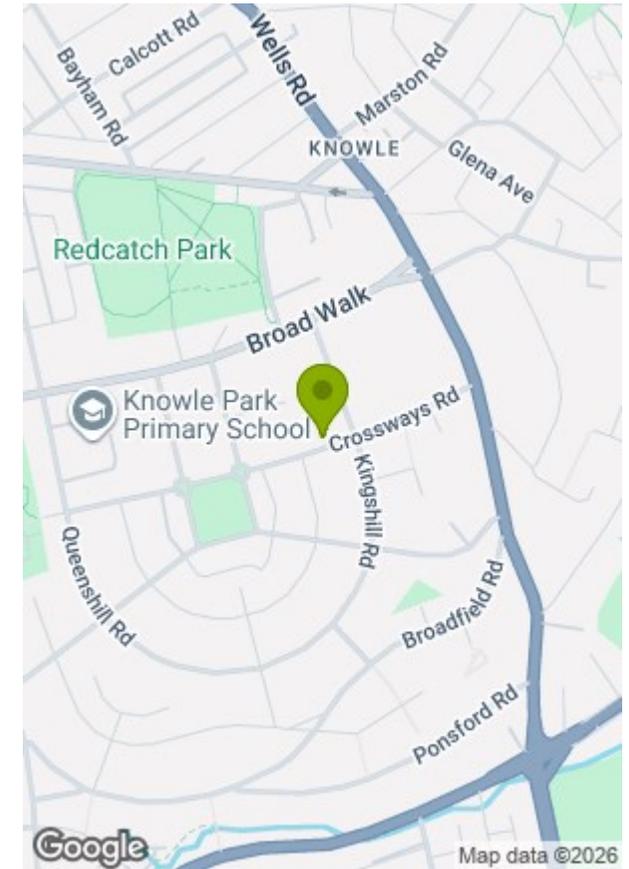


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1302841. © nichecom 2025. GREENWOODS SALES · LETTINGS · COMMERCIAL



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	82		
	64		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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