



2 Preston Walk

Knowle Park, Bristol, BS4 2TP

Asking Price £369,995



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Matthews and Co are delighted to bring to the sales market this fantastically located 3 bed- semi detached Railway house, situated in a quiet cul de sac in the ever popular Knowle Park. The property is within a short, flat walk of the local primary school and easily within walking distance to several secondary schools, shops and amenities. With local bus routes giving great access to Bristol Temple Meads, and the city centre and beyond. Redcatch Park is just a short walk away with its great community garden it makes it an attractive location for couples or families.

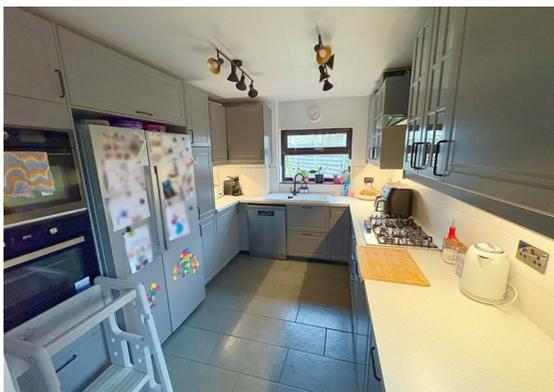
The property briefly consists of a hallway, through lounge/dining room with patio doors leading out to garden and a kitchen to the ground floor, upstairs the property has 3 good size bedrooms and a beautiful modern family bathroom.

The rear garden has a sunny aspect and is a great size with both a lawn and patio area, to the side of the property is a further patio area. To the front is off street parking for up to 4 vehicles and the all important rear access to the garden.

Previous owners have had plans drawn up for ground floor wrap around extension.

Call to book a view today .

Hallway





Lounge
11'5" x 11'2" (3.5 x 3.41)

Dining area
10'7" x 11'2" (3.25 x 3.41)

Kitchen
14'2" x 9'5" (4.34 x 2.88)

Landing

Bed 1
13'9" x 11'0" (4.20 x 3.36)

Bed 2
10'9" x 10'7" (3.28 x 3.24)

Bed 3
10'11" x 7'5" (3.34 x 2.27)

Bathroom
10'4" x 7'6" (3.17 x 2.31)



Floor Plan



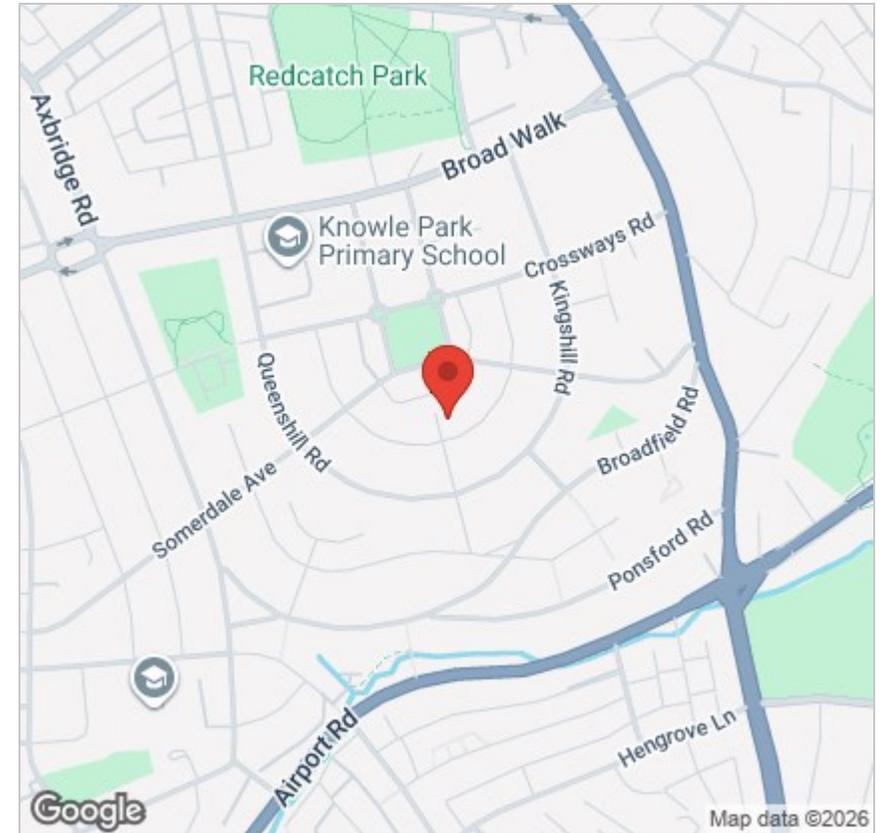
Viewing

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

