



40 Stoneleigh Crescent, Bristol, BS4 2RQ

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£440,000

****No Onward Chain**** Nestled in Stoneleigh Crescent, Knowle, Bristol, this terraced house presents a wonderful opportunity for those looking to create their dream home. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for family living or entertaining guests. The kitchen diner is a delightful feature, providing a perfect setting for family meals and gatherings.

The house also boasts a driveway, ensuring convenient off-street parking, and a garage with rear access via a lane, adding to the practicality of the property. While the home is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style.

Location is key, and this property does not disappoint. Situated just 0.3 miles from Redcatch Park, residents can enjoy leisurely walks and outdoor activities in a beautiful green setting. The surrounding area is well-connected, making it easy to access local amenities and transport links.

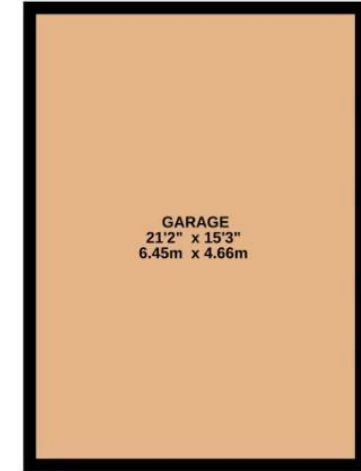
This property is ideal for those with a vision for renovation and a desire to live in a vibrant community. With its potential and prime location, this terraced house is a fantastic opportunity for first-time buyers or families looking to settle in Bristol. Don't miss the chance to make this house your home and contact us today to arrange your internal viewing.

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GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.

2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Driveway

Situated to the front of the property providing off street parking for multiple vehicles.

Porch

Single glazed double doors to front elevation, Door to Entrance hall, Single glazed stained glass surround, Carpet.

Entrance Hall

Single stained glass door to front elevation, Single glazed stained glass surround, Cupboards housing meters and electrics, Under stairs storage cupboards, Doors to rooms, Radiator, Carpet.

Reception Room One

Double glazed bay window to front elevation, Single glazed stained glass windows, Chimney breast, Feature mantle surround, Radiator, Carpet.

Reception Room Two

Double glazed sliding doors to rear elevation, Chimney breast, Radiator, Carpet.

Kitchen / Diner

Double glazed window to side elevation, Door to Garden, Wall and base units with work surfaces above, Sink drainer, Plumbing for washing machine, Space for oven, Wall mounted combi boiler, Radiator, Partial Carpet, Partial Vinyl flooring.

W/C

Low level W/C, Wash hand basin, Carpet.

Landing

Doors to rooms, Loft access, Carpet.

Bedroom One

Double glazed bay window to front elevation, Single glazed stained glass windows, Chimney breast, Radiator, Carpet.

Bedroom Two

Double glazed window to rear elevation, Chimney breast, Fitted storage cupboard, Radiator, Carpet.

Bedroom Three

Double glazed window to front elevation, Radiator, Carpet.

Bathroom

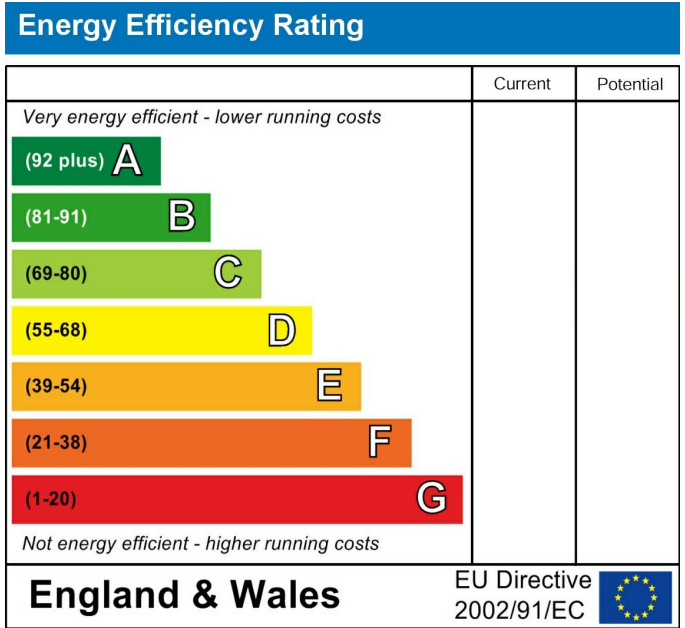
Double glazed window to rear elevation, Panelled bath with electric shower over, Low level W/C, Wash hand basin, Vinyl flooring.

Rear Garden

Enclosed via fencing, Patio area, Laid to lawn, Pathway leading to rear elevation, Door to Garage, Gate providing rear access via lane.

Garage

Single glazed window to front elevation, Door to front elevation, Up and over door to rear elevation, Access via rear lane.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.













