OAK ESTATE AGENTS



1 West Town Grove

, Bristol, BS4 5EQ

£539,995

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Nestled in the charming area of West Town Grove, Brislington, this beautifully presented extended four-bedroom semi-detached house offers a perfect blend of comfort and convenience. With spacious open plan reception rooms, this property is ideal for both family living and entertaining guests.

The heart of the home is the impressive 25ft kitchen/diner, which provides a delightful space for family meals and gatherings. The property also features a practical downstairs shower room and a utility area, enhancing the functionality of the living space.

Upstairs, you will find four well-proportioned bedrooms, providing ample space for family members or guests. The bathroom ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the property boasts parking at the front, along with a garage, offering additional storage or parking options. The location is particularly appealing, situated just three miles from the city centre, making it easy to access a variety of shops, schools, and amenities. For those who enjoy outdoor activities, the nearby Knowle Golf Club adds to the allure of this lovely neighbourhood.







Hallway

Lounge 14'9" x 11'8" (4.51m x 3.56m)

Dining Area 22'4" x 8'0" (6.81m x 2.46m)

Kitchen/Diner 25'0" x 13'5" (7.63m x 4.09m)

Utility Room 8'4" x 4'6" (2.55m x 1.39m)

Shower Room 3'2" x 8'6" (0.97m x 2.60m)

Garage 16'6" x 8'5" (5.03m x 2.59m)

Landing

Bathroom 10'6" x 5'5" (3.21m x 1.67m)

Bedroom 1 12'4" x 11'8" (3.76m x 3.57m)

Bedroom 2 18'3" x 8'2" (5.57m x 2.49m)

Bedroom 3 12'2" x 9'0" (3.73m x 2.75m)

Bedroom 4 8'8" x 9'7" max (2.65m x 2.94m max)

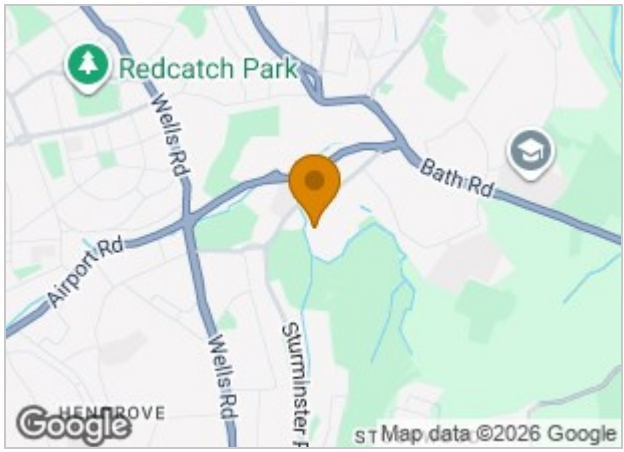
Garden

Driveway

Additional Information

Extension has full planning permission but not full building regulation sign off

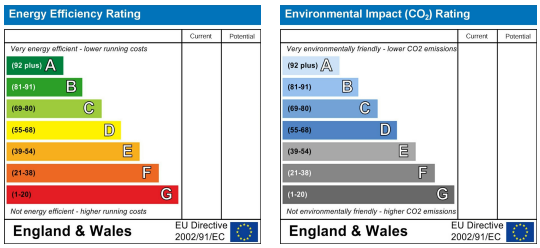
Area Map



Floor Plans



Energy Efficiency Graph



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31 High Street, Kingswood, Bristol, BS15 4AA
Tel: 0117 967 9102 Email: oakestateagents@googlemail.com https://www.estateagentskingswood.co.uk