



2 Appledore Close,  
Whitchurch Park, Bristol, BS14 9AX

**Offers Over £435,000**

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Whitchurch Park, Bristol, BS14 9AX

Matthews and Co are delighted to bring to the sales market this great 1960s 4/5 bedroom semi-detached house conveniently located for local amenities, bus routes and schools for all age groups. Immaculately presented throughout and situated in a cul-de-sac close to the A37 Wells Road. This fantastic home briefly comprises of a hallway, lounge, fitted kitchen leading in to the dining room, snug/office/5th bedroom, shower room and garage/utility to the ground floor with 4 generous sized bedrooms to the first floor.

Externally, the house enjoys a good size sunny aspect rear garden with patio and grassed area and a block paved driveway to the front with parking for 2 cars.



Call today for a viewing.

Hallway  
12'10" x 7'9" (3.92 x 2.37)

Study/Playroom  
8'7" x 8'4" (2.64 x 2.55)

Lounge  
16'1" x 9'10" (4.92 x 3.02)

Kitchen  
10'10" x 8'6" (3.32 x 2.61)

Dining room  
12'11" x 10'5" (3.94 x 3.18)

Ground floor shower room  
6'9" x 5'6" (2.06 x 1.69)





Landing  
13'6" x 6'0" (4.14 x 1.84)

Bedroom 1  
13'3" x 10'5" (4.04 x 3.20)

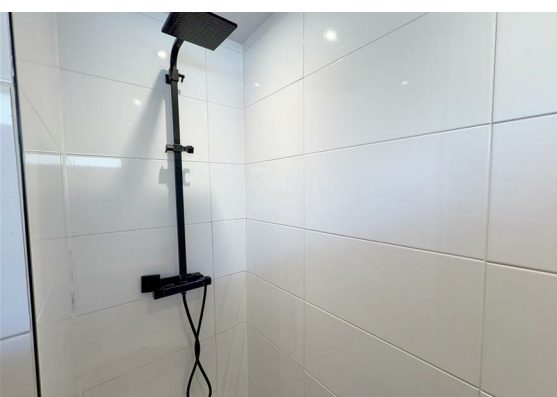
Bedroom 2  
12'2" x 10'5" (3.73 x 3.20)

Bedroom 3  
12'10" x 8'6" (3.92 x 2.60)

Bedroom 4  
12'2" x 12'2" x 8'6" (3.73 x 3.73 x 2.60)

Bathroom  
8'11" x 5'6" (2.72 x 1.69)

Garage  
18'9" x 9'1" (5.72 x 2.77)



## Floor Plan



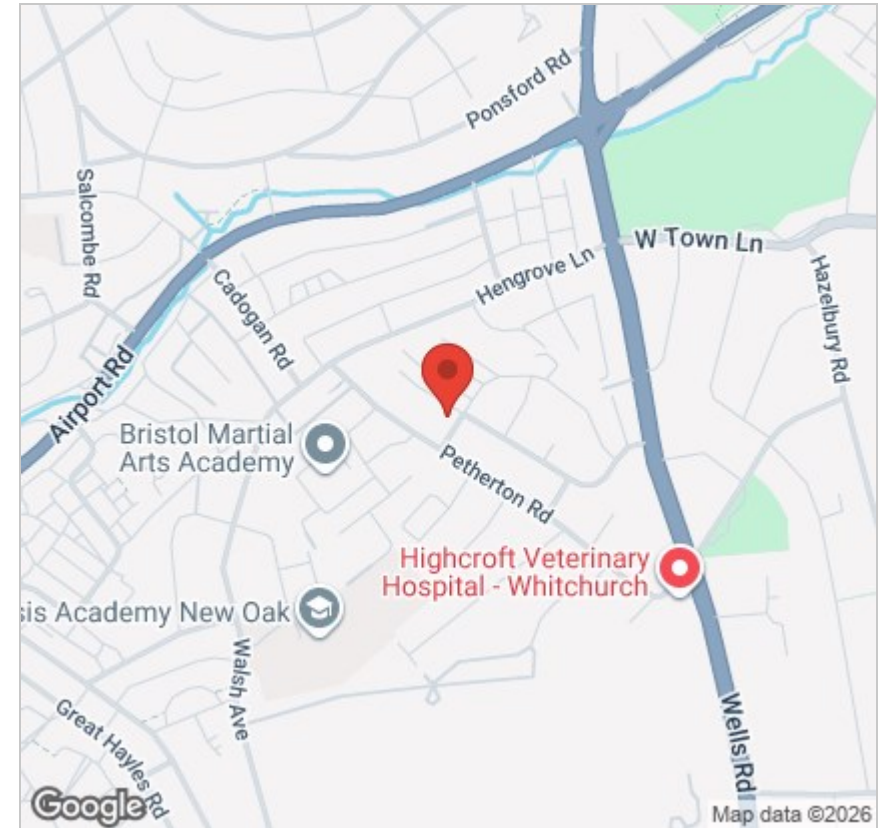
## Viewing

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

