



55 Stoneleigh Crescent  
Knowle, Bristol, BS4 2RG

£499,995

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Matthews and Co are delighted to bring to the sales market this extended 1930's terraced, four bedroom family home set within a very sought after location in Knowle, within a short, flat walk of the local primary school, shops and amenities and Redcatch Park with its great community garden it makes it an attractive location for couples or families.

This wonderful home briefly comprises of an entrance porch, hallway, lounge, dining room opening on to the garden and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor and to the second floor is a large fourth bedroom with ensuite and views across Redcatch Park. Outside the property benefits from an enclosed low maintenance garden with a patio, large shingle area to the rear with access on to the rear lane. To the front is an established planted garden, which could be turned into off street parking like both adjoining neighbors.

Call today to arrange your viewing

**Entrance Porch**  
7'0" x 3'0" (2.14m x 0.93m)

**Hallway**  
13'5" x 7'4" (4.09m x 2.26m)

**Lounge**  
14'5" x 12'5" (4.40m x 3.80m)

**Dining Area**  
12'1" x 11'5" (3.70m x 3.50m)

**Kitchen/Breakfast Area**  
14'5" x 8'6" (4.40m x 2.60m)





Landing

Bedroom One  
14'1" x 12'5" (4.30m x 3.80m)

Bedroom Two  
12'5" x 12'1" (3.80m x 3.70m)

Bedroom Three  
9'2" x 7'6" (2.80m x 2.30m)

Bedroom Four  
17'11" x 13'6" (5.48m x 4.14m)

Shower Room  
8'7" x 6'1" (2.64m x 1.86m)

Bathroom  
7'6" x 6'10" (2.30m x 2.10m)

Front Garden

Rear Garden



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

## Area Map



## Energy Efficiency Graph

