



55 REDFORD CRESCENT, BRISTOL, BS13 8SA

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LOCATION

55 Redford Crescent is situated within the popular north east Dundry, Withywood and Bishopsworth area of South Bristol, a well-established residential neighbourhood appreciated for its strong sense of community, excellent amenities, and convenient access to both the city and surrounding countryside.

Positioned on the southern edge of Bristol, Withywood is bordered by Bishopsworth and the rolling landscapes of Dundry Hill, offering an appealing balance of suburban living and nearby green open spaces.

Residents enjoy access to a wide range of everyday amenities, including local shops, convenience stores, healthcare facilities, and community services, with further shopping, dining, and leisure opportunities available throughout South Bristol.

The area is also well regarded for its schooling, with a selection of popular primary schools nearby, together with secondary education options including the highly regarded Bridge Learning Campus, catering for pupils aged 3–16.

For outdoor recreation, the surrounding area offers an abundance of parks, green spaces, and countryside walks, ideal for families, dog walkers, and those seeking an active lifestyle.

Excellent transport links further enhance the location, with regular bus services providing direct access into Bristol city centre, while nearby Parson Street railway station offers convenient commuting connections beyond the city.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

INSIDE THE HOME

The property is approached via a spacious entrance porch, ideal for coats, shoes, and additional storage, which in turn opens into a generous entrance hall with further under-stair storage.

To the front of the home, the sitting room enjoys a north-westerly aspect, allowing for an abundance of warm afternoon and evening sunlight.

Recently refurbished in 2025, the impressive kitchen spans the full width of the rear of the property, creating a superb open space for cooking, dining, and everyday family living. Patio doors open directly onto the attractive private garden, effortlessly blending indoor and outdoor living.

Upstairs, the property offers two substantial double bedrooms, alongside a third bedroom, all benefiting from built-in cabinetry, which would also serve perfectly as a home office or nursery. This room offers further potential for enlargement through the simple removal of the built-in wardrobe, maximising the available space.

Completing the accommodation is a stylish modern bathroom, thoughtfully designed with a rainfall shower and enjoying lovely natural morning light, creating a bright and relaxing space for everyday comfort.

The property also benefits from newly installed flooring, a 2024 partial rewiring, and a 2024 installed combi boiler.

OUTDOORS

Benefitting from both front and rear gardens, together with two generous patio areas and a bar area, the property offers excellent space for gardening, entertaining, and family enjoyment.

To the front, there is potential to create off-street parking, with planning permission obtainable to convert the garden into a driveway.

To the rear, the beautifully landscaped garden enjoys an attractive backdrop, backing directly onto the expansive Dundry green space and surrounding farmland, creating a wonderful sense of openness and privacy. A recently constructed garden bar provides an ideal entertaining area at the foot of the garden, leading on to a second patio with ample space for outdoor seating, alongside a substantial storage shed. The property further benefits from convenient side access, ideal for additional storage and ease of entry to the rear garden.





FLOORPLAN



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LAND & NEW HOMES

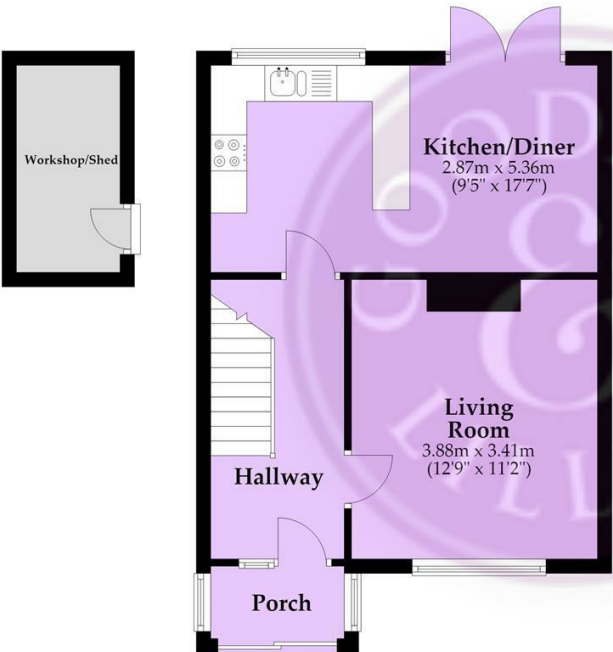
0117 213 0151
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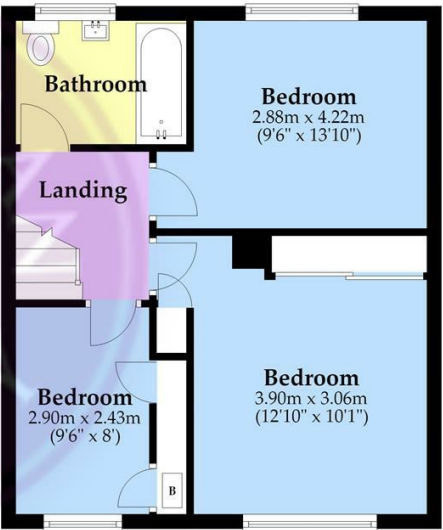
Ground Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 82.0 sq. metres (882.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

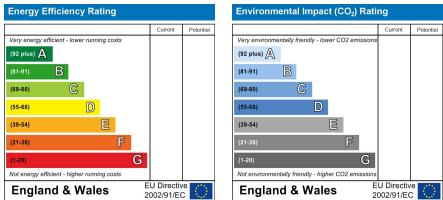
3 Bedrooms
Tenure - Freehold

1 Reception Rooms
Total sq ft

1 Bathrooms
Council tax band - B

- Three-bedroom terraced home
- Modern upstairs family bathroom (fitted 2024)
- Popular South Bristol location
- Wonderful Countryside Views as well as of the iconic Clifton suspension bridge

- Spacious full-width kitchen/diner (fitted 2025)
- Front and rear gardens
- Ideal for first-time buyers or families



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm