



High Trees Road, Knowle

Guide Price £850,000





PROPERTY OVERVIEW

Introducing this impressive five-bedroom detached property, extended and remodelled to the highest standards, situated within a highly sought and peaceful cul-de-sac in the desirable location of Knowle. The property boasts an enviable position, set behind a wide driveway providing ample parking for multiple vehicles.

Upon entering, you are welcomed into a spacious entrance hallway flooded with natural light, offering ample storage facilities and a convenient downstairs toilet. The highlight of the ground floor is the stunning modern open-plan kitchen and dining area designed by Schmidt Kitchen & Interiors in Knowle. The kitchen features fully integrated appliances and a central island, making it the heart of the home. The dining area seamlessly opens out to the rear garden through elegant French doors. Additionally, there is a spacious living room with a charming feature fireplace, a versatile family room/playroom, and a practical utility room.



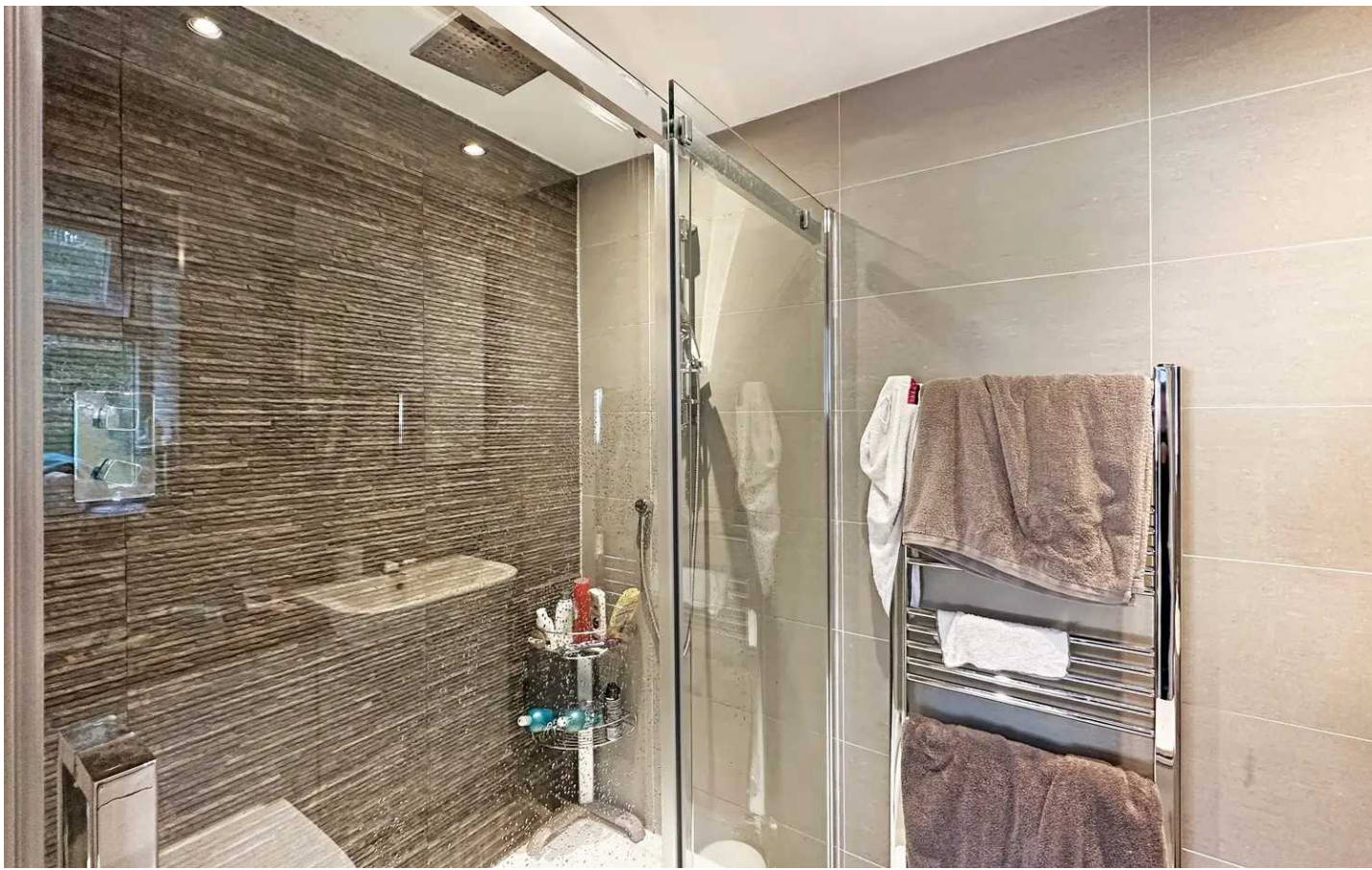


The upper floor accommodates five generously sized bedrooms. The large principal bedroom features an en-suite bathroom, offering a private sanctuary. There are three more double bedrooms and a single bedroom, which can easily be adapted to suit your needs as a home office or nursery. Completing the accommodation is a well-appointed family bathroom.

Outside, the rear garden boasts a well-manicured lawn and a patio seating area, perfect for outdoor dining and entertaining. Additionally, a fixed cover/canopy seating area offers sheltered relaxation. The property also benefits from a double detached garage.

In conclusion, this exceptional property offers superior quality and contemporary living in an enviable location. Contact our agents today to arrange a viewing and secure a truly exceptional home.





- Five Bedroom Detached Property
- Significantly Extended & Remodeled
- Set On A Quiet & Highly Sought After Cul-De-Sac
- Open Plan Kitchen / Diner
- Living Room & Versatile Family Room
- Principal Bedroom With Ensuite
- Family Bathroom
- South Easterly Facing Rear Garden
- Double Garage & Wide Driveway





ENTRANCE HALLWAY

WC

5' 9" x 3' 6" (1.76m x 1.07m)

KITCHEN/DINING AREA

26' 2" x 10' 4" (7.98m x 3.15m)

LIVING ROOM

19' 0" x 11' 3" (5.78m x 3.43m)

FAMILY ROOM

18' 7" x 11' 10" (5.66m x 3.60m)

UTILITY ROOM

12' 6" x 8' 0" (3.82m x 2.45m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 6" x 11' 4" (5.63m x 3.45m)

ENSUITE

7' 5" x 4' 6" (2.25m x 1.38m)

BEDROOM TWO

14' 4" x 11' 3" (4.37m x 3.43m)

BEDROOM THREE

11' 5" x 11' 4" (3.49m x 3.45m)

BEDROOM FOUR

10' 3" x 6' 11" (3.13m x 2.11m)

BEDROOM FIVE

10' 4" x 7' 11" (3.15m x 2.42m)

BATHROOM

7' 9" x 8' 2" (2.35m x 2.48m)

TOTAL SQUARE FOOTAGE

184 sq.m (1981 sq.ft) approx.





OUTSIDE THE PROPERTY

GARAGE

SOUTH EAST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, some light fittings and electric garage door.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Fridge in the utility TBC

ADDITIONAL INFORMATION

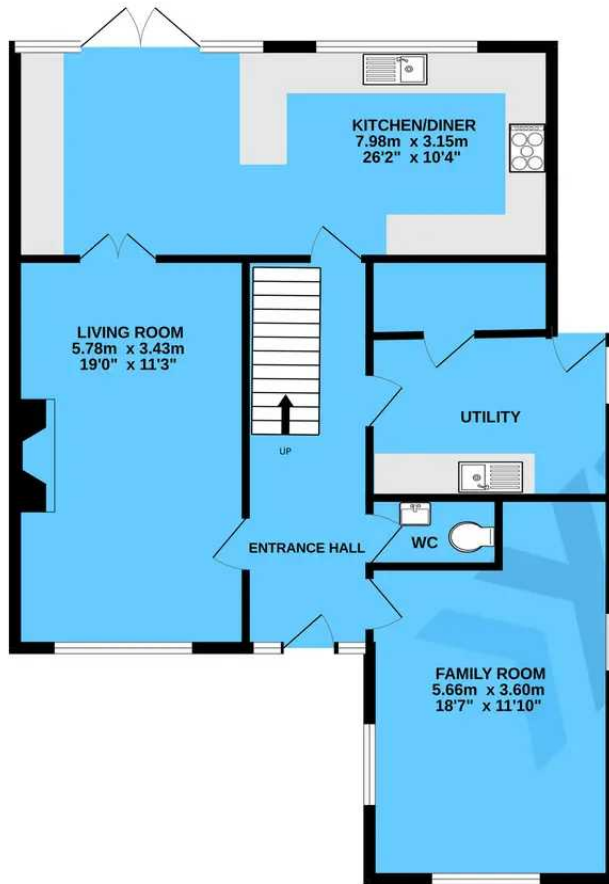
Services: water meter, mains gas, electricity and mains sewers, Broadband: Virgin Media. Loft Space: boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 184.0 sq.m. (1981 sq.ft.) 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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