



**78 Queensdale Crescent,
Bristol, BS4 2TS**

Robin King | Estate Agents

78 QUEENSDALE CRESCENT, BRISTOL, SOMERSET, BS4 2TS

A beautifully presented 3-bedroom semi-detached family home in Knowle, Bristol. The property has been redecorated throughout and is in close proximity to local amenities.

APPROX 1147 SQ. FT ACCOMMODATION • 3 BEDROOMS • KITCHEN / DINER • WELL MAINTAINED GARDEN • DRIVEWAY PARKING • MAINLINE RAILWAY SERVICES AT BRISTOL TEMPLE MEADS WITHIN 1.3 MILES • BRISTOL AIRPORT WITHIN 7.6 MILES • ACCESS TO M32 WITHIN 5 MILES • CENTRAL BRISTOL WITHIN 2.5 MILES • ALL DISTANCES ARE APPROX •

78 Queensdale Crescent is a well-maintained family home which has recently been redecorated by the current owners.

The property is entered via a large entrance hall with a cloakroom and understairs storage cupboard – ideal for coats and shoes. To the left, is a cosy snug room with built in storage cupboard and a large window filling the room with natural light. To the end of the hall is the kitchen/diner and reception room. The kitchen is fitted with ample white wall and base units, space for an American fridge/freezer and a range cooker. The space flows seamlessly into the dining area with bifold doors opening to the garden effortlessly blending the outdoors in. Additionally, there's a further reception/sitting room accessed via internal bifold doors which features a gas fireplace as its focal point.

Upstairs, there are 3 spacious bedrooms, along with a large family bathroom complete with a separate bath, shower, and heated towel rail. The principal bedroom boasts fitted wardrobes and overlooks the garden at the rear. The second bedroom is another spacious double, and the third bedroom is a good sized single room and benefits from garden views.





Outside – To the front the driveway is paved and provides ample parking. There is also a side shared driveway with access to the garden. The garden features a charming, gravel and paved patio area, perfect for entertaining or relaxing. A large outbuilding with French doors, Velux windows, and the beginning of a conversion to a fully insulated space offers potential for a studio office, workshop or additional storage.

Location – Knowle is a peaceful neighbourhood with historic charm and ample green spaces. Enjoy serene strolls through Victorian and Edwardian streets, the area is popular for cultural events, and provides ample spaces to relax and explore in Redcatch Community Garden and Park. Experience a vibrant community atmosphere with local shops and cafes, offering a peaceful retreat within Bristol's urban surroundings.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



SERVICES – All Mains Services

EPC RATING – C

LOCAL AUTHORITY – Bristol City Council

COUNCIL TAX BAND - B

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Queensdale Crescent, BS4

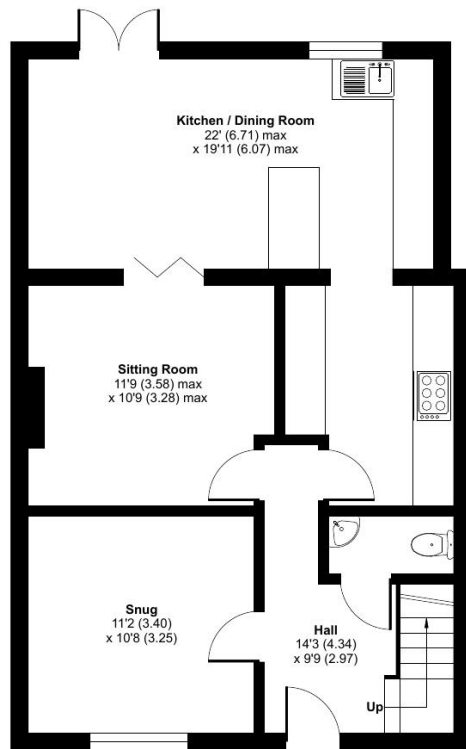
Approximate Area = 1147 sq ft / 106.6 sq m

Garage = 172 sq ft / 16 sq m

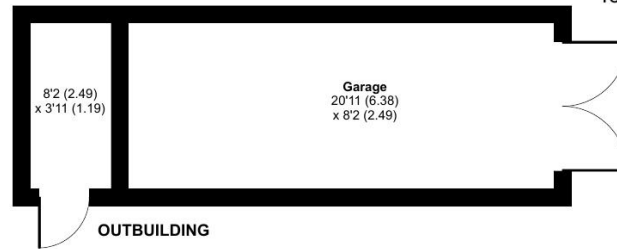
Outbuilding = 33 sq ft / 3 sq m

Total = 1352 sq ft / 125.6 sq m

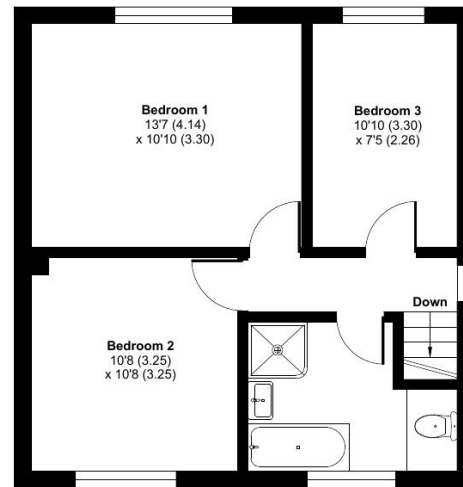
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT