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2 Preston Walk, Bristol, BS4 2TP

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### Offers In Excess Of £375,000

Nestled in the charming cul-de-sac of Preston Walk, Bristol, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The property features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this home is the generous parking space, accommodating up to four vehicles, which is a rare find in such a desirable location.

The rear garden presents a lovely outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. Its proximity to local amenities means that shops, schools, and parks are just a short stroll away, enhancing the appeal of this residence.

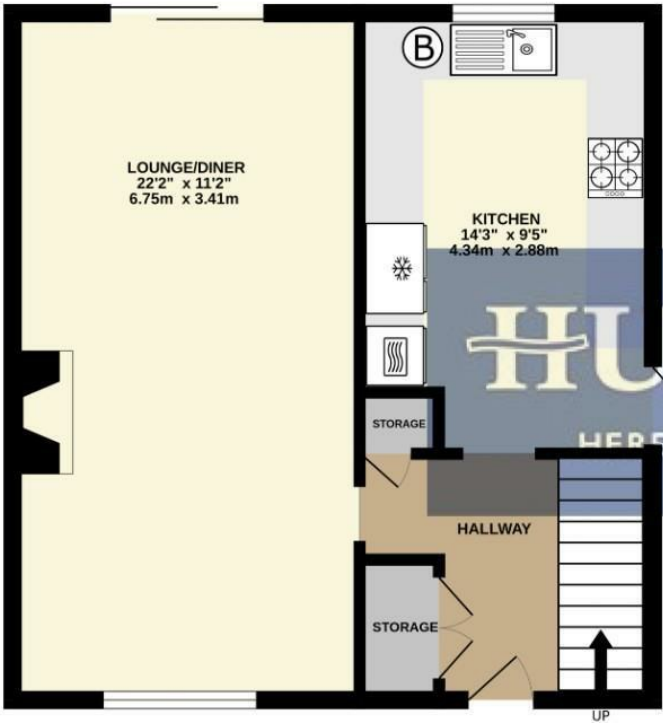
This semi-detached house on Preston Walk is not just a home; it is a lifestyle choice, offering a peaceful retreat while remaining close to the vibrant life of Bristol. Whether you are looking to settle down or invest, this property is a wonderful opportunity that should not be missed.

To appreciate all that this property has to offer call Hunters today to arrange your internal viewing on 0117 9723948

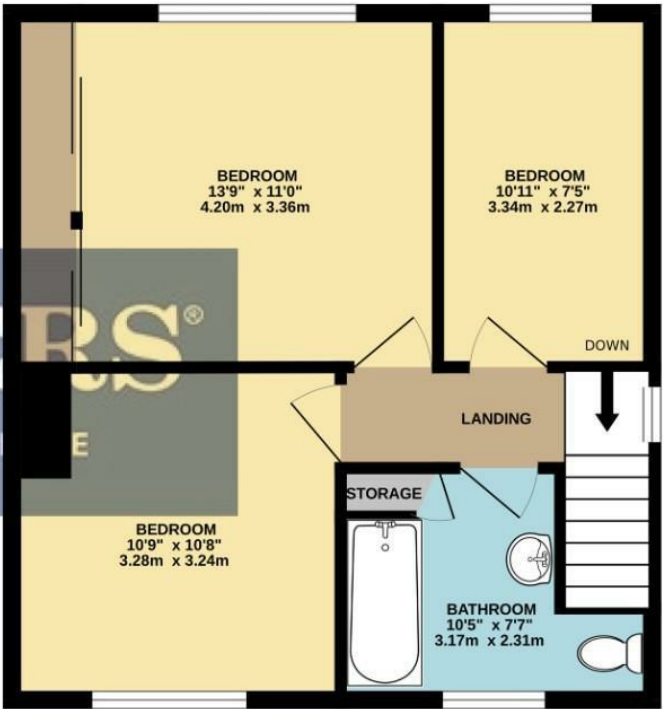
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GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	71	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

### Driveway

Situated to the front of the property providing off street parking for 4 vehicles.

### Hallway

Entrance door to front elevation, Built in storage cupboard, Stairs to first floor, Doors to rooms, Radiator, Tiled floor.

### Lounge/Diner

Double glazed window to front elevation, Chimney breast with log burner, Double glazed sliding door to garden, Radiator, Laminate floor.

### Kitchen

Double glazed window to rear elevation, Double glazed door to side elevation, Range of wall and base units with work spaces above, Fitted cooker, Gas hob with extractor fan above, Plumbing for dishwasher, Plumbing for washing machine, Space for double upright fridge freezer, Sink drainer, Combi boiler, Radiator, Tiled floor.

### Landing

Double glazed window to side elevation, Doors to rooms, Loft access, Carpet.

### Bedroom One

Double glazed window to rear elevation, Built in storage cupboard with sliding doors, Radiator, Carpet.

### Bedroom Two

Double glazed window to front elevation, Chimney breast, Radiator, Carpet.

### Bedroom Three

Double glazed window to rear elevation, Radiator, Carpet.

### Bathroom

Double glazed window to front elevation, Panelled bath with shower over, Wash hand basin, Low level W/C, Built in storage cupboard, Radiator, Tiled floor.

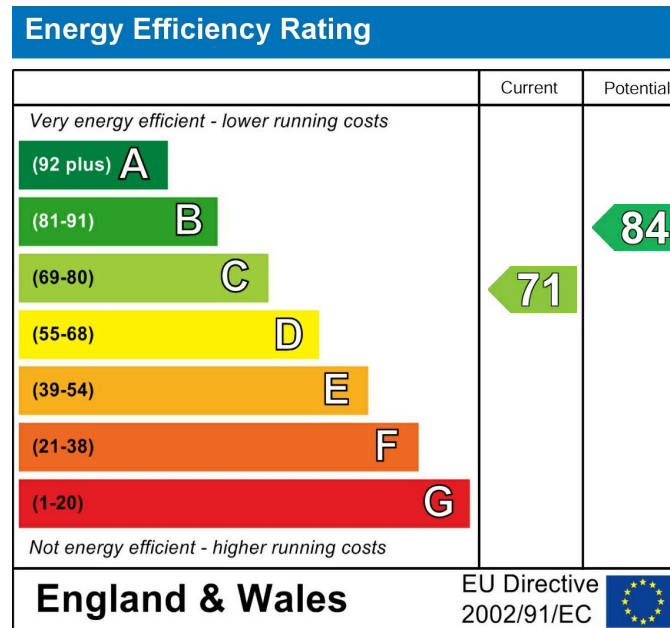
### Rear/Side Garden

Enclosed via fencing, Mostly laid to lawn, Trees, Laid to paving stone area, Shed, Side access via gate.

### LAPSED PLANNING PERMISSION

Lapsed planning permission granted for front porch with WC and a single story side and front extension.

Planning Ref. No: 17/06410/H



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



