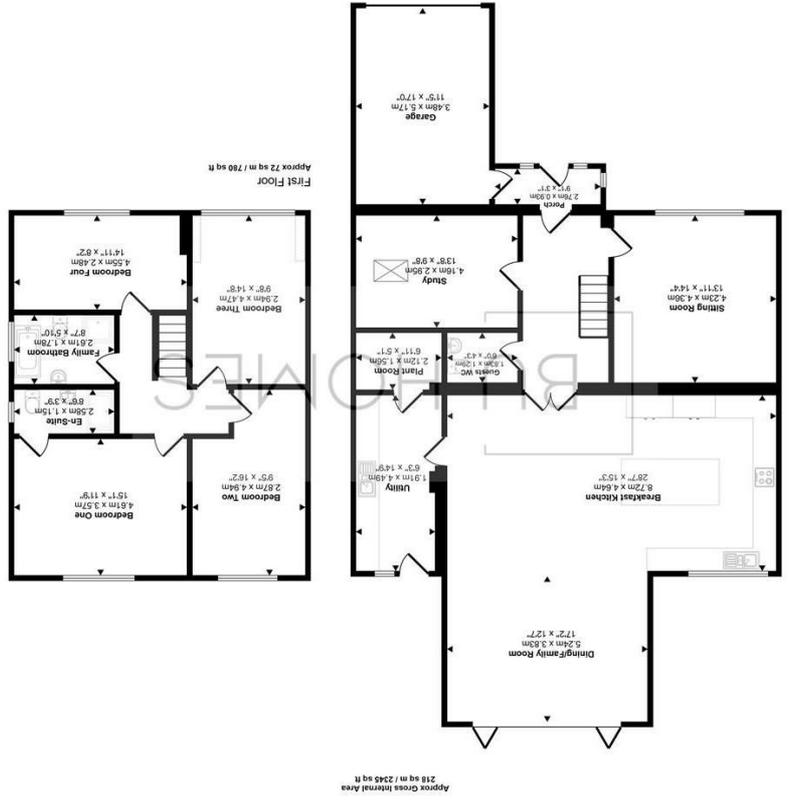


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus)
A	(81-91)
B	(69-80)
C	(55-69)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Current	75
Possible	84
Energy Efficiency Rating	

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 www.buhomes.co.uk

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. Form of items such as bathroom, kitchen, and fixtures are approximate and may not look like the real items. Made with Made Simple 2023.



## LONGDON ROAD, KNOWLE, B93 9HY



# BU HOMES

Guide price  
**£900,000**

## LONGDON ROAD, KNOWLE, B93 9HY

- Newly Extended & Refurbished Detached Property
- Convenient & Sought-After Location
- Magnificent Open Plan Dining Kitchen/Family Room
- Four Excellent Double Bedrooms
- Garage, Off-Road Parking & South Facing Garden
- Finished to the Highest Specification Throughout
- Sitting Room, Separate Study & Guests Cloakroom
- Useful Utility Room & Plant Room
- Luxurious En-Suite & Family Bathrooms
- No Upward Chain



## LONGDON ROAD, KNOWLE, B93 9HY



An outstanding detached family home that has been newly extended and fully refurbished to an exacting specification featuring brand new luxury flooring, neutral decor and high quality fixtures & fittings throughout.

Benefiting from under-floor heating, the ground floor accommodation briefly comprises an enclosed porch, a welcoming hallway, a guests cloakroom, a cosy sitting room, a separate study, a magnificent open plan dining kitchen/family room with a large roof lantern and bi-fold doors opening to the rear patio; plus a useful utility room and a plant room, both offering additional storage space.

Leading off the first floor landing there is a principal bedroom having an adjoining en-suite shower room, three further double bedrooms and a family bathroom incorporating a separate shower cubicle.

Outside, there is ample off-road parking to the fore, an electric vehicle charging point and a single garage; together with a South facing garden behind which is currently split into two sections with the rear half being included in the sale.

Situated in a most sought-after residential location, approximately half a mile from Knowle High Street, the property is also within walking distance of bus stops, local schools and a public park.

