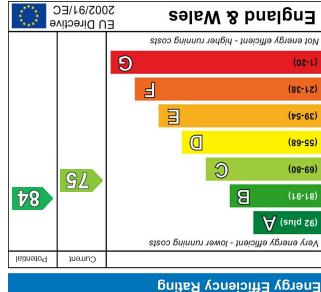


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only. All measurements and floor areas are approximate and not exact.买方应仔细阅读此文件，以了解房屋的详细信息。此文件不构成买卖合同的一部分。所有尺寸和面积仅供参考，不保证准确。如有任何疑问，请咨询专业律师或测量师。



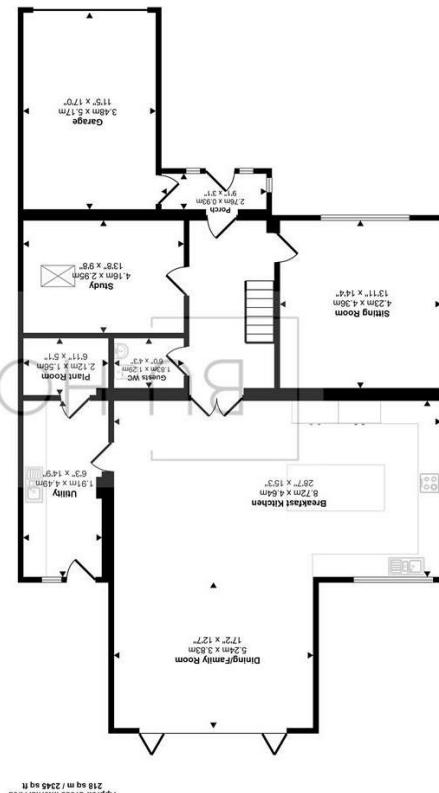
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This Specification is subject to change by the architect, designer, or engineer, and is not to scale. Measurements of rooms, doors, and any fixtures and fittings are approximate only and may not be reflected in the floor plan.买方应仔细阅读此文件，以了解房屋的详细信息。此文件不构成买卖合同的一部分。所有尺寸和面积仅供参考，不保证准确。如有任何疑问，请咨询专业律师或测量师。

Ground Floor  
Approx 165 sq m / 1785 sq ft  
Rooms: 4  
Ground floor height above T: 3m



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.

