aj homes

**Bristol Road,**
**Bristol, BS16 1QS**

**PRICE: £750,000**

- **Detached Chalet Bungalow**
- **Separate Detached Annexe**
- **23' Kitchen/Dining Room**
- **4 Bedrooms**
- **En-suite & Family Bathroom**
- **Circa 1/4 acre plot**
- **Off Street Parking for Numerous Vehicles**
- **Private Gardens**
- **Must Be Viewed**

# Full Description

This superb chalet bungalow occupying a plot circa 1/4 acre with the added benefit of a detached annexe (currently rented for £9600 per annum). Internally the main home has 4 bedrooms en suite and family Bathroom. The living room is complimented by the open plan kitchen/dining room with the addition of a conservatory. Externally the plot is enclosed by fencing and walling with double opening gates adding to the privacy. Off street parking for numerous vehicles leading to well maintained rear gardens. An early viewing is essential to appreciate all this home has to offer.

**Hallway**

**Kitchen /Diner**
**23'5" x 13'7" (7.16 x 4.15)**

**Living Room**
**17'11" x 16'2" (5.47 x 4.95)**

**Master Bedroom**
**14'2" x 13'8" (4.34 x 4.18)**

**En suite**

**Bedroom Two**
**11'0" x 10'9" (3.37 x 3.28)**

**Conservatory**
**12'9" x 10'5" (3.90 x 3.19)**

**Landing**

**Bedroom Three**
**19'8" x 13'6" (6.01 x 4.12)**

**Bedroom Four**
**13'6" x 13'4" (4.12 x 4.07)**

**Annex Entrance Hall**

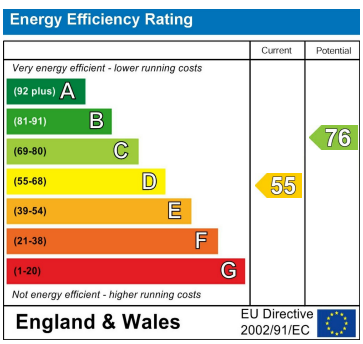
**Annex Living Room**
**11' x 9' (3.35m x 2.74m )**

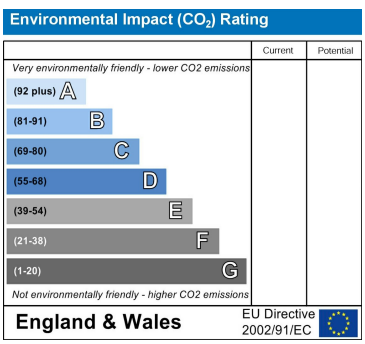
**Annex Kitchen**
**13'6" x 9' (4.11m x 2.74m)**

**Annex Bedroom**
**10' x 8'3" (3.05m x 2.51m)**

**Annex Shower Room**

OMEGA


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
55
76
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
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(1-20) G
Not environmentally friendly - higher CO2 emissions
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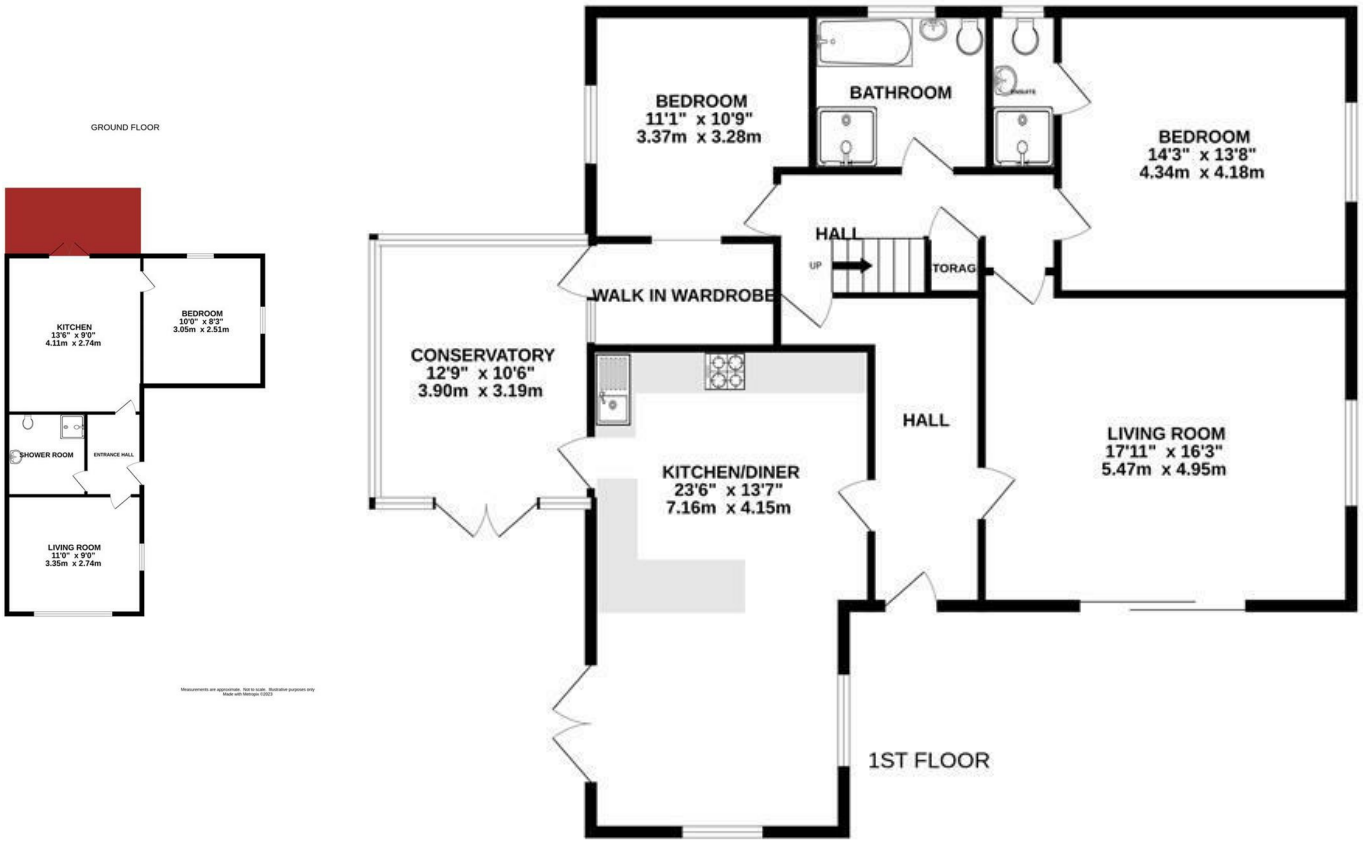
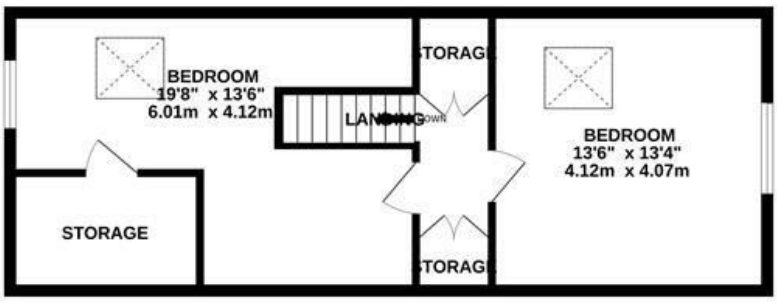
GROUND FLOOR










Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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