



**Crossman Avenue,  
Bristol, BS36 1ED**

**PRICE: Offers In Excess Of  
£400,000**

## Property Features

- Link Semi Detached Property
- 4 Bedrooms
- Living Room
- Open Plan Kitchen/Ding Room
- Ensuite & Family Bathroom
- Double Carport & Garage
- Good Sized Rear Garden
- No Chain
- **Must Be Viewed**

Welcome to Crossman Avenue in the charming village of Winterbourne, Bristol! This delightful semi-detached post-war house is a gem waiting to be discovered.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

No more queuing for the bathroom in the morning rush, as this property boasts two bathrooms, ensuring convenience and comfort for all. The carport provides shelter for your vehicle, protecting it from the elements all year round with access to a detached garage.

One of the highlights of this property is the good-sized garden, offering a tranquil retreat where you can enjoy the fresh air, host summer barbecues, or simply bask in the sunshine with a good book.

Located in a sought-after area with no chain, this property on Crossman Avenue is a rare find. Don't miss out on the opportunity to make this house your home sweet home in beautiful Bristol.



## Full Description

Entrance Porch

Entrance Hall

Living Room

13'7" x 12'5" (4.15m x 3.81m)

Front Aspect.



**Kitchen/Dining Room**  
**18'6" x 10'3" (5.65m x 3.14m)**  
 Garden Aspect

**First Floor Landing**

**Master Bedroom**  
**15'8" x 7'3" (4.80m x 2.22m)**  
 Front Aspect.

**Ensuite Shower Room**  
 Garden Aspect.

**Bedroom 2**  
**11'9" x 10'4" (3.59m x 3.15m)**  
 Front Aspect.

**Bedroom 3**  
**10'4" x 9'6" (3.15m x 2.90m)**  
 Garden Aspect

**Bedroom 4**  
**8'2" x 7'10" (2.50m x 2.41m)**

**Bathroom**

**Front Garden**

**Double Length Carport**

**Garage**

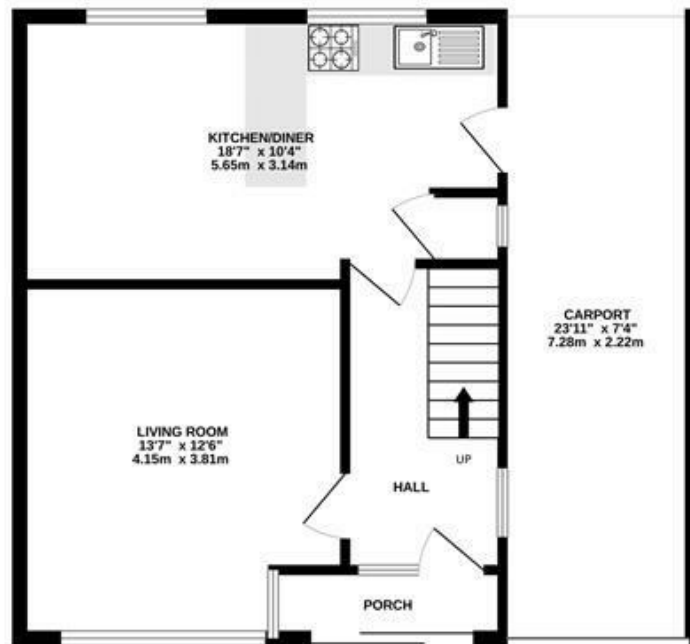
**Rear Garden**



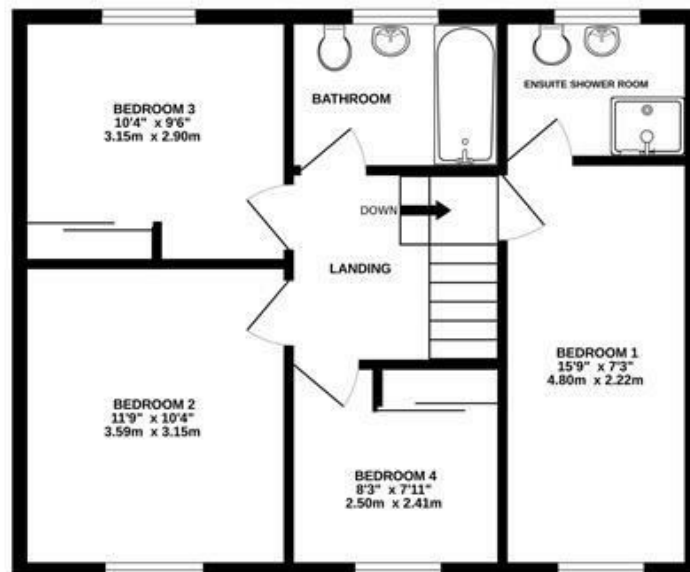
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR



## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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