



**Church Road,  
Bristol, BS36 2AH**

**PRICE: £575,000**



## Property Features

- Extended Detached Home
- 4 Bedrooms
- Living Room
- Dining Room
- Study/Reception Room
- Cloakroom & Utility Room
- No Chain
- Good Sized Plot
- Garage and Off Street Parking
- **MUST BE VIEWED**

## Full Description

### Entrance Hall

Glazed panel door to front, stairs to first floor.

### Living Room

19'5" x 10'11" (5.92m x 3.33m)

Double glazed window to front and side, fire place, radiator, Single opening door to:

### Study/Reception Room

11'7" x 8'7" (3.54m x 2.64m)

Double glazed window to side and rear, radiator, door to utility room.

### Dining Room

11'7" x 10'1" (3.54m x 3.08m)

Double glazed window to front, radiator.

### Kitchen

13'3" x 7'9" (4.06m x 2.38m)

Double glazed window to rear, base units, stainless steel sink double drainer, built in cupboards, pantry, under stairs cupboard, part tiled walls, radiator, double glazed door to side.

### Utility Room

7'6" x 4'6" (2.31m x 1.38m)

Double glazed door to side Double glazed windows to side. Plumbing for washing machine. Floor standing oil-fired boiler, door to:

### Cloakroom

Low level W.C. wash hand basin, window.

### First Floor Landing

Access to loft, doors to:

### Bedroom 1

13'11" x 11'7" (4.25m x 3.54m)

Double glazed window to rear and side, shower cubicle, vanity wash hand basin, radiator.





Bedroom 2  
13'10" x 10'1" (4.24m x 3.08m)  
Double glazed window to front, built in wardrobe, airing cupboard, radiator.

Bedroom 3  
17'1" x 10'5" (5.23m x 3.19m )  
Double glazed window to front, radiator.

Bedroom 4  
10'11" x 8'11" (3.33m x 2.73m)  
Double glazed window to side, radiator.

Family Bathroom  
Double glazed window to rear, bath, pedestal wash hand basin, W/C, part tiled walls.

Gardens  
The property has lawn area around the home with a variety of fruit trees and mature plants and bushes, garden shed. driveway affording parking for numerous vehicles leading to:

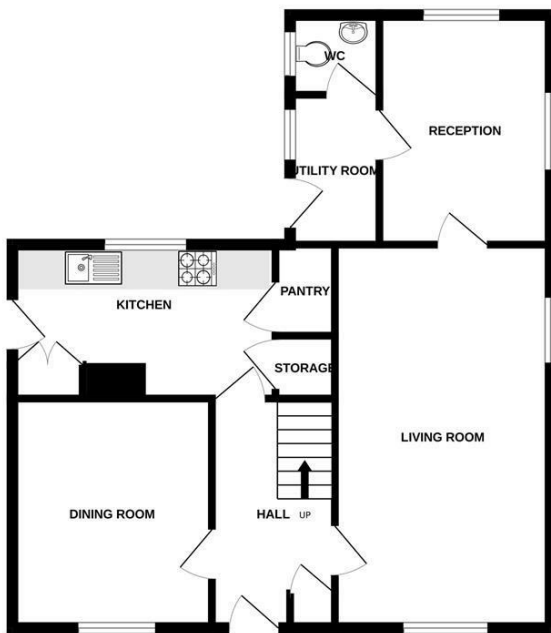
Detached Garage  
Up and over door, attached storage area.



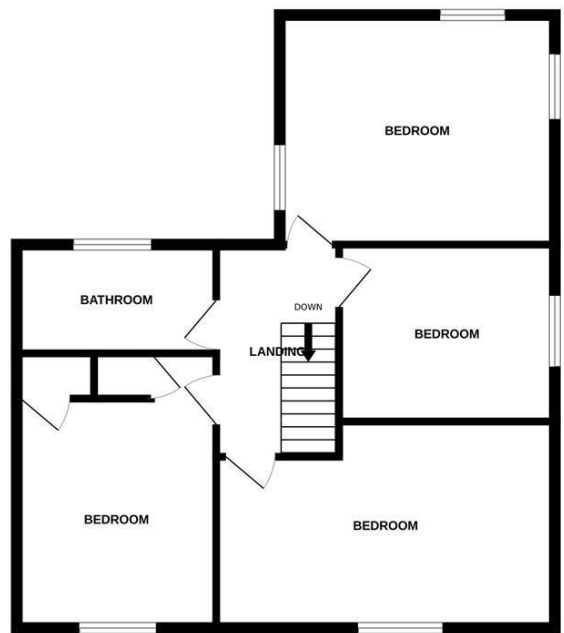
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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