



**Park Avenue,  
Bristol, BS36 1NH**

**PRICE: £425,000**



## Property Features

- Semi Detached Property
- Four Bedrooms
- Extended Home
- Two Reception Rooms
- Kitchen / Diner
- Beautifully Presented

## Full Description

### Hallway

Double glazed French doors to storm porch with door to hallway. Door to: Tiled floor, storage cupboard, radiator, stairs rising to 1st floor landing and Oak doors to.

### Living Room

13'5" x 12'0" (4.09 x 3.67)

Double glazed bay window to front, radiator.

### L - Shaped Kitchen /diner

18'2" max x 21'8" max (5.55 max x 6.61 max)

Double glazed windows to rear and side, double glazed patio door to rear garden. The kitchen comprises of a range of wall and base units with work surface over. Integrated double oven, electric hob with extractor over, plinth heater display cabinets and integrated dishwasher. Integrated bin storage and space for fridge freezer. Tiled splashback. and open to dining area with radiator.

### Utility Room

10'0" 6'8" (3.05 2.05)

Double glazed obscure door to rear. Plumbing for washing machine, space for tumble dryer and space for wine fridge, radiator and doors to;

### Cloakroom

Low level WC, vanity hand wash basin with mixer tap and tiled splashback.

### Landing

Access to loft and doors to:

### Master Bedroom

12'5" x 10'2" (3.81 x 3.12)

Double glazed window to front and radiator.



Bedroom Two  
20'11" x 6'8" (6.38 x 2.05)  
Double glazed window to front and double glazed window to rear and two radiators.

Bedroom Three  
10'2" x 8'11" (3.12 x 2.74)  
Double glazed window and French door to potential balcony area. Radiator.

Bedroom Four  
8'1" x 7'11" (2.47 x 2.43)  
Double glazed window front and radiator.


Bathroom  
8'1" x 5'9" (2.48 x 1.76)  
Double glazed obscure window to rear, P shaped bath with mains waterfall shower over and mixer tap, vanity hand wash basin with mixer tap and vanity low level WC. Heated towel rail, radiator and tiled floor and part tiled walls.


Rear Garden  
Mainly laid to lawn, enclosed by fencing with patio area.

Frontage  
Gated access to a blocked paved driveway for two cars, mature shrubs, enclosed by fencing and walling.

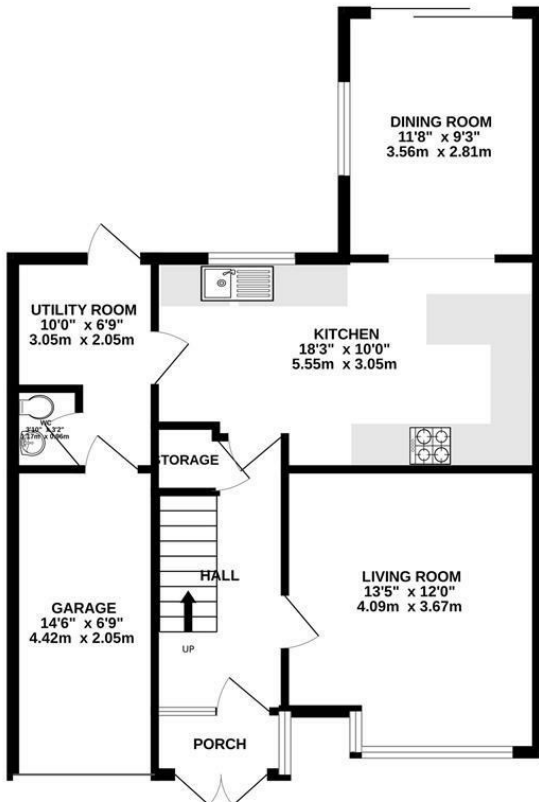
Garage  
14'6" x 6'8" (4.42 x 2.05)  
With double opening doors, light and power.



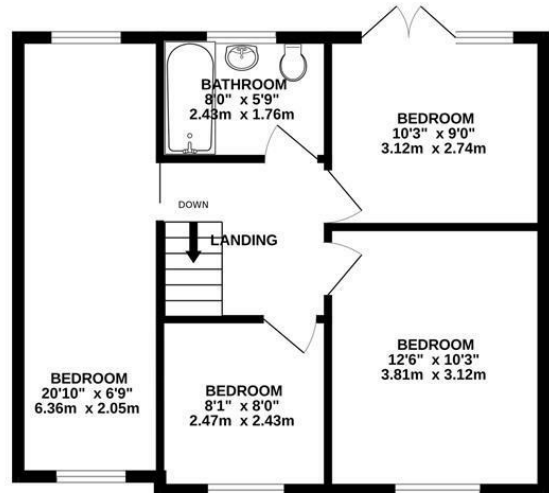
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>51</b>	
England & 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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