



**Park Lane,  
Bristol, BS36 2EW**

**PRICE: Offers Over  
£600,000**



## Property Features

- Four Bedrooms
- Double Garage
- Utility and Cloakroom
- Open Views To The Rear
- Kitchen/Diner
- Beautifully Presented



## Full Description

### Entrance Hallway

Composite door to, double glazed window to front and side. Stairs rising to the first floor landing, Radiator.

### Cloakroom

Double glazed obscure window to the side, low level w.c, wash hand basin, radiator.

### Living Room

19'7" x 11'6" (5.99 x 3.53)

Double glazed window to the front, double glazed bifold doors to the rear garden and two radiators,

### Kitchen Diner

Double glazed window and patio door over looking open countryside. A range of wall and base units, larger units with integrated oven. With Quartz worktop over, hob, inset sink with mixer tap. Integrated dishwasher, Island with wooden work top. Two radiators and door to:

### Utility Room

Double glazed window to the front, double glazed door to the side, base and larger units with roll edge work-surfaces over, stainless steel single drainer sink unit, tiled splash-backs, space for washing machine, space for fridge/freezer.

### Landing

Double glazed window to the front, coved and textured ceiling, access to the loft (partially boarded with ladder and light), radiator.

### Bedroom One

11'8" x 11'1" (3.56 x 3.38)

Double glazed window to the rear, radiator, coved and textured ceiling, telephone point.



Bedroom Two  
11'6" x 8'2" (3.51 x 2.49)  
Double glazed window to the rear, radiator, coved and textured ceiling.

Bedroom Three  
11'8" x 8'2" (3.56 x 2.49)  
Double glazed window to the front, radiator, coved and textured ceiling.

Bedroom Four  
8'0" x 7'4" (2.44 x 2.26)  
Double glazed window to the rear, radiator, coved and textured ceiling.


Bathroom  
Double glazed obscure window to the front, recently fitted suit comprising of panelled bath with shower attachment, built in corner shower cubicle, low level w.c., pedestal wash hand basin, tiled walls.

Double Garage  
Detached double garage with electric up and over door, power and lighting, door to the side, area providing space for washing machine and tumble dryer, recently fitted wall mounted 'Valliant eco tech 838 plus' boiler.

Front Garden  
Block paved area providing off street parking, block paved path leading to front door and rear garden, side access gate, planted areas with mature shrubs and bushes.

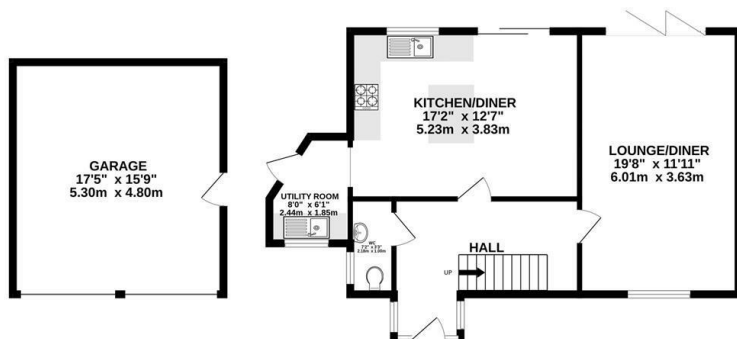
Rear Garden  
With views over open fields, mainly laid to lawn with planted borders, block paved area, two paved patio areas, side access, tap.



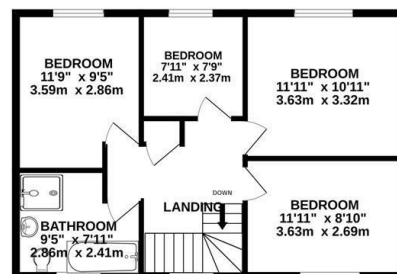
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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  
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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