



**Hambrook Lane,
Bristol, BS34 8QD**

PRICE: £800,000

Property Features

- Six Bedrooms
- Detached Home
- Five En-suites
- Cloakroom & Family Bathroom
- Studio (2 Rooms and En-suite)
- Garage & Parking
- No onward Chain
- Large Garden

Full Description

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LOUNGE/DINER

30'10" x 17'3" (9.42 x 5.27)

KITCHEN

10'6" x 10'0" (3.22 x 3.07)

LOWER GROUND FLOOR RECEPTION

18'7" x 14'7" (5.68 x 4.46)

LOWER GROUND FLOOR BEDROOM

10'0" x 9'3" (3.07 x 2.82)

SHOWER ROOM

7'7" x 4'6" (2.32 x 1.38)

FIRST FLOOR

LANDING

BEDROOM 1

13'6" x 11'4" (4.12 x 3.46)

ENSUITE SHOWER ROOM

BEDROOM 2

13'11" x 10'8" (4.26 x 3.26)

ENSUITE SHOWER ROOM

BEDROOM 3

11'3" x 10'6" (3.44 x 3.22)

ENSUITE SHOWER ROOM

BEDROOM 4

10'6" x 10'6" (3.22 x 3.22)



ENSUITE SHOWER ROOM

BEDROOM 5
8'7" x 6'7" (2.63 x 2.01)

FAMILY BATHROOM
11'3" x 5'11" (3.44 x 1.81)

FRONT GARDEN & PARKING

GARAGE
16'4" x 10'6" (5.00 x 3.22)

REAR GARDEN

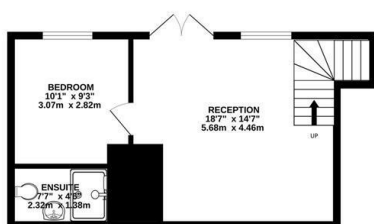


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	
England & Wales		EU Directive 2002/91/EC	

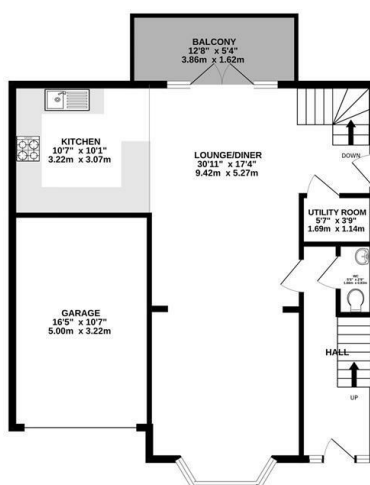
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	
England & Wales		
EU Directive 2002/91/EC		



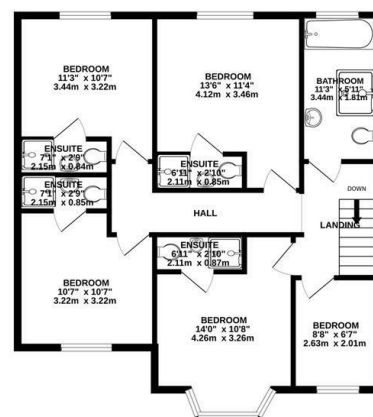
BASEMENT
356 sq.ft. (33.1 sq.m.) approx.



GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 1929 sq.ft. (179.2 sq.m.) approx.
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
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 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