



**Champs Sur Marne,
Bristol, BS32 9BJ**

PRICE: £500,000

Property Features

- Four Bedrooms
- Large Kitchen Diner
- Cloak room & Ensuite & Family Bathroom
- BSCS Catchment
- Beautifully Presented
- Close to Local Amenities & Metro Bus
- Link Detached



Full Description

Hallway

Door to hallway with stairs rising to 1st floor landing, door to storage cupboard for shoes and coats. Doors to;

Living Room

Two double glazed windows to front, radiator, feature fireplace with gas fire, TV and telephone points. door to;

Kitchen/Diner

A range of wall and base units with work surface over and tiles splash back. A one and a half bowl sink mixer tap and drainer, integrated appliances include dishwasher, washing machine, double oven. Space for American style fridge freezer, cupboard housing wall mounted combination boiler. Island with gas hob. Double glazed French doors to rear garden and double glazed window to rear garden. Spotlights, and two radiators.

Cloakroom

Double glazed obscure window to side, suite comprising of a low-level WC, vanity hand wash basin with mixer tap, storage cupboard, heated towel rail part tiled walls and spotlights.

Landing

With access to loft, airing cupboard housing hot water cylinder. Doors to;

Principle Bedroom

Two double glazed window, radiator and fitted wardrobes. Door to;



Ensuite
Suite comprising of a fully tiled double shower cubicle with mains shower. Vanity hand wash basin with mixer tap, vanity low level W/C, shaver point, spotlights, extractor fan, heated towel and radiator. Double glazed obscure window to side.

Bedroom 2
Double glazed window to rear and radiator.

Bedroom 3
Double glazed window to rear and radiator.

Bedroom 4
Double glazed window to front, radiator & spotlights.

Family Bathroom
Double glaze obscure window to side, suite comprising of a panel bath with mixer tap and shower attachment, vanity low-level WC, vanity hand wash basin with mixer tap. Fully tiled walls and floor, spotlights and extractor fan, heated towel rail.

Garden
Side gate to garden, mainly laid to artificial lawn and enclosed by fencing.

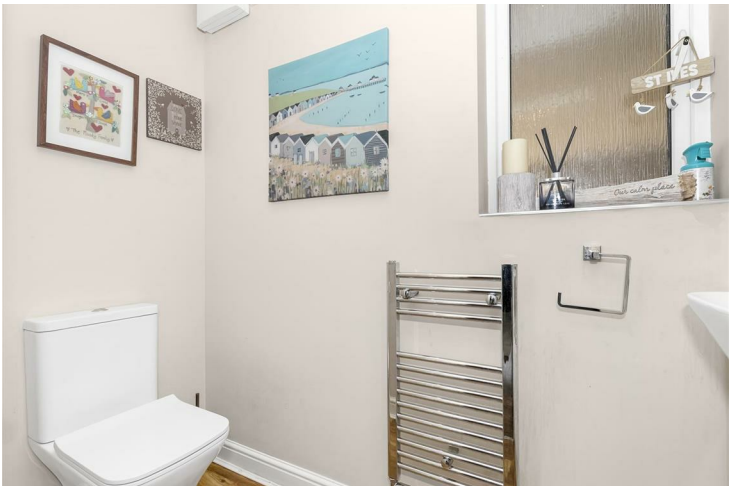
Garage
With up and over door light and power. Privacy door to garden.

Driveway
Off street parking for several cars. Side gate to garden.

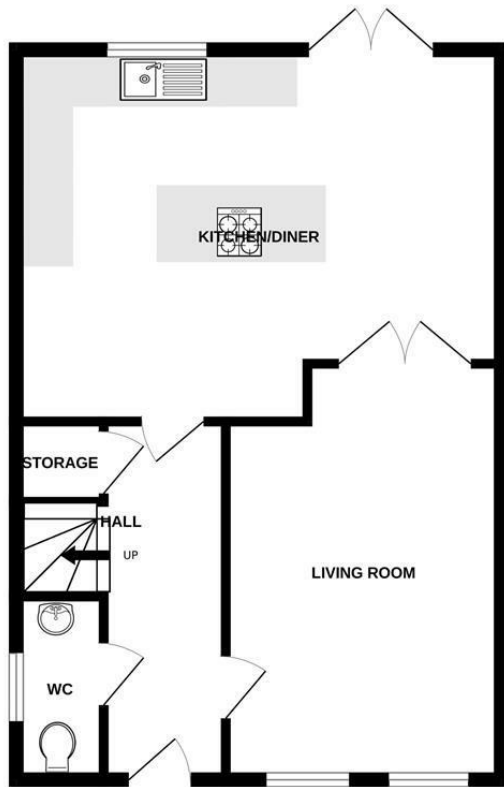


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

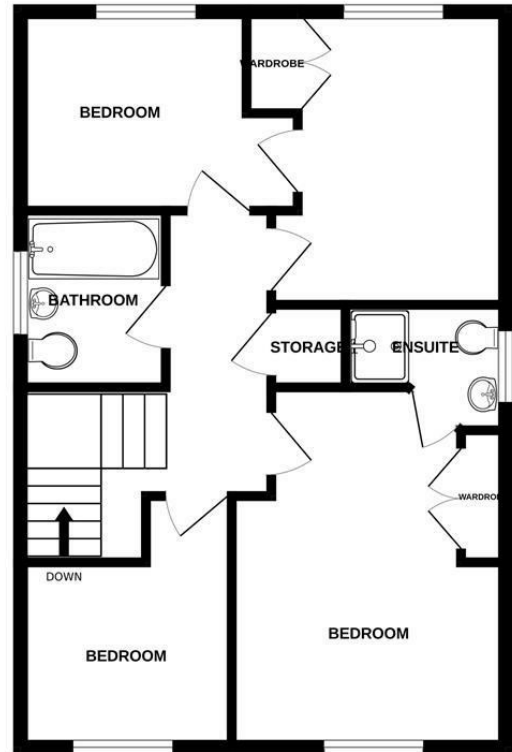
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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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