aj homes









Robel Avenue,
Bristol, BS36 2BY

PRICE: Asking Price
£700,000

Property Features

- **Detached Chalet Bungalow**
- **Extensive Accommodation**
- **Kitchen/Breakfast Room**
- **Living Room**
- **Dining Room**
- **Study/Bedroom 5**
- **Four Bedrooms**
- **Ground Floor Shower Room & Separate Cloakroom**
- **First Floor Bathroom**
- **Garage and Beautiful Established Gardens**





Full Description

Entrance Hall
Entrance via UPVC double glazed door with electric lock and inset glass side panel to entrance hall, Velux window, laminate flooring, coving, radiator, open to kitchen, doors to all cloakroom and dining room.

Cloakroom
Obscure UPVC double glazed window to side aspect, heated towel rail, WC, wash hand basin with vanity under.

Kitchen/Breakfast Room
17'2 x 16'7 (5.23m x 5.05m)
Aluminium double glazed bi fold doors to rear garden, UPVC double glazed window to rear aspect, range of Wren fitted wall and base units with laminate work surfaces over, range cooker with cooker hood over, 11/2 bowl sink unit, integral dishwasher and wine cooler, island with solid oak work surfaces over, fitted dresser style unit with base units and obscure glazed cabinet door fronts, space for washing machine and tumble drier, space for fridge/freezer, laminate flooring, under unit and kickboard lighting.



Dining Room
23'1 x 11'4 (7.04m x 3.45m)
Two UPVC double glazed windows to front aspect, with Hillary's wooden shutters, double radiator, wall mounted heater with colour changing light feature, under stairs cupboard, double radiator, coving, doors to -

Living Room
14'5 x 13'10 (4.39m x 4.22m)
UPVC double glazed bay windows to front and side aspect with Hillary's wooden shutters double radiator, wall light points, fire place with wood burning stove, coving.

Study/Bedroom 5
10'3 x 7'10 (3.12m x 2.39m)
UPVC double glazed French doors to side garden, laminate flooring, coving, under floor heating.

Inner Hallway
Stairs to first floor accommodation, coving, doors to -



Bedroom
13'7 x 10'3 (4.14m x 3.12m)
UPVC double glazed windows to rear aspect, with Hillary's wooden shutters, radiator, coving.

Bedroom
13'7 x 12'3 (4.14m x 3.73m)
UPVC double glazed window to rear aspect, with Hillary's wooden shutters, coving, double radiator, wall light points, coving, wall mounted electric fire.

Shower Room
10'4 x 5'11 (3.15m x 1.80m)
Obscure UPVC double glazed window to rear aspect with Hillary's wooden shutters, WC, wash hand basin with vanity unit under, walk in shower cubicle with rain shower and hand held shower attachment, under floor heating, heated towel rail, coving, extractor fan, under floor heating.

Landing
Access to eaves, velux window, double radiator, doors to all first floor accommodation.

Bedroom
21'5 x 19'3 (6.53m x 5.87m)
Velux window, UPVC double glazed window to rear aspect with Hillary's wooden shutters, two radiators, vast storage into eaves which the majority is boarded out for storage, spot lighting, TV point.

Bedroom
12'1 x 11'9 (3.68m x 3.58m)
UPVC double glazed window to rear aspect with Hillary's wooden shutters, double radiator, coving, door to bathroom.

Bathroom
Obscure UPVC double glazed window to rear aspect with Hillary's wooden shutters, tiled floor, radiator, heated towel rail, white suite comprising jacuzzi bath, wash hand basin with drawers under and further wall mounted storage cabinets, walk in shower cubicle, cupboard housing central heating boiler.

Front Garden
Enclosed partly by wall and metal railing fence with gate leading to pathway and front door, well stocked shrub borders, block paved driveway providing off street parking for several cars, wooden gate to rear garden, lighting.

Rear Garden
Glass roof Eden veranda with solid privacy wall to one side, retractable blinds (potential to purchase additional parts to create an enclosed garden room) light, halogen heater, beautifully landscaped garden with variety of established trees and shrubs, patio seating area, outside lighting and power sockets, metal fencing with gate providing access to further enclosed garden with lawn and patio area, cedar potting shed with electric, Dunster wooden gazebo with electric power sockets, shingle area for pots, feature pond, gate to provide access to front garden, personnel door to garage.

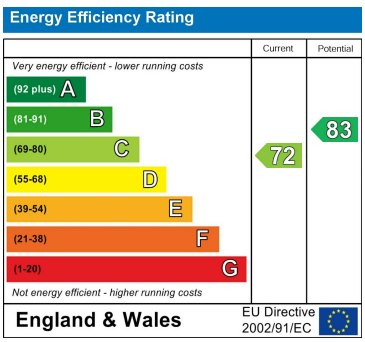
Garage
Electric roller door, power and light, personnel door to rear garden.

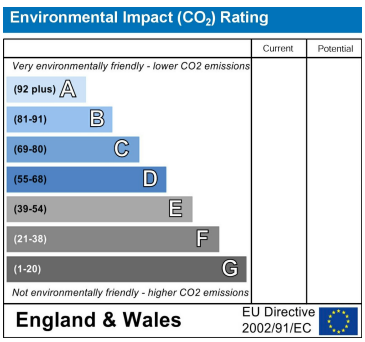




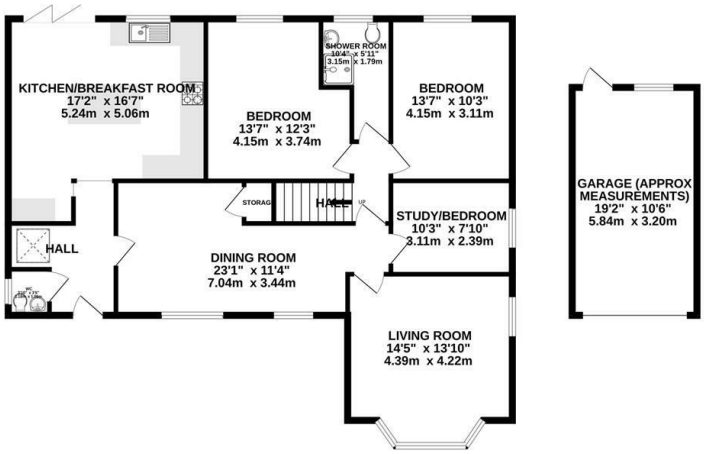




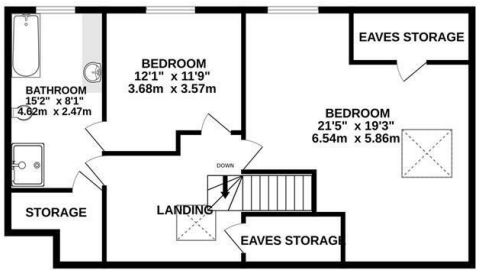




GROUND FLOOR
1395 sq.ft. (129.6 sq.m.) approx.



1ST FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 2221 sq.ft. (206.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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