

**Bradley Avenue,
Bristol, BS36 1HR**

**PRICE: Offers Over
£400,000**

Property Features

- Extended Semi Detached Home
- Three Bedrooms
- Bathroom and Cloak Room
- Utility Room
- Garage
- Good Sized Rear Garden
- No Onward Chain



Full Description

This delightful semi-detached home on Bradley Avenue offers a perfect blend of comfort and modern living. The property has been thoughtfully extended to provide ample space for families or those seeking a little extra room to breathe.

The heart of the home is undoubtedly the spacious kitchen/diner family room, which creates a warm and welcoming atmosphere for gatherings with loved ones. The separate utility room adds practicality, making daily chores a breeze.

This residence boasts three well-proportioned bedrooms, providing a peaceful retreat for all family members. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Hallway
UPVC double glazed obscure door to entrance hallway with laminate flooring and stairs rising to 1st floor landing. Radiator, under stairs storage cupboard and doors to;

Living Room
13'4" 12'5" (4.08 3.79)
Double glazed window to front, radiator and fireplace.

Kitchen/Diner/Family Room
19'8" one x 18'8" (6.0 one x 5.69)
Double glazed patio door to rear garden, double glazed window to rear garden. Kitchen comprising of a range of wall and base units with work surface over. One and a half bowl sink and mixer tap and tiled splashback. Space for dishwasher, space for oven, pantry cupboard, two radiators, storage cupboard door to;



Utility Room

Double glazed obscure window to side, double glazed door to rear garden, a range of wall and base units with stainless steel sink drainer and mixer tap. Tiled splashbacks space for fridge freezer, space tumble dryer space for washing machine. Wall mounted combination Worcester Bosch boiler, radiator and doors to;

Clock Room

Double glazed obscure window to rear, low level WC, pedestal hand wash basin and fully tiled.

Landing

Double glazed obscure window to side, access to loft and doors to;

Principle Bedroom

12'0" 10'5" (3.67 3.18)

Double glazed window to front, radiator, a range of fitted storage including hanging and shelving space. Fitted bedside drawers and chest of drawers.

Bedroom 2

10'5" x 8'11" (3.18 x 2.73)

Double glazed window to rear, radiator, fitted storage with hanging and shelving space. Fitted dressing table and bedside cabinet.

Bedroom 3

7'11" x 7'7" (2.42 x 2.33)

Double glazed window to front and radiator.

Bathroom

Double glazed obscure window to rear. Suite comprising of a panelled bath with mixer tap and mains shower over, Low level WC and vanity hand wash basin with mixer tap. Fully tiled walls, spotlights, extractor and radiator.

Rear Garden

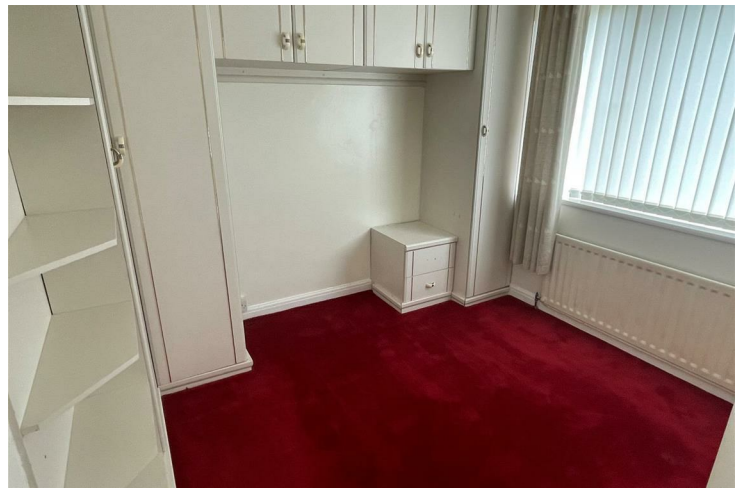
Mainly laid to lawn with mature shrubs and fencing, selection of greenhouses and sheds to the bottom of the garden.

Frontage

Enclosed by walling, off street parking for two vehicles, block paved with mature shrubs and borders.

Garage

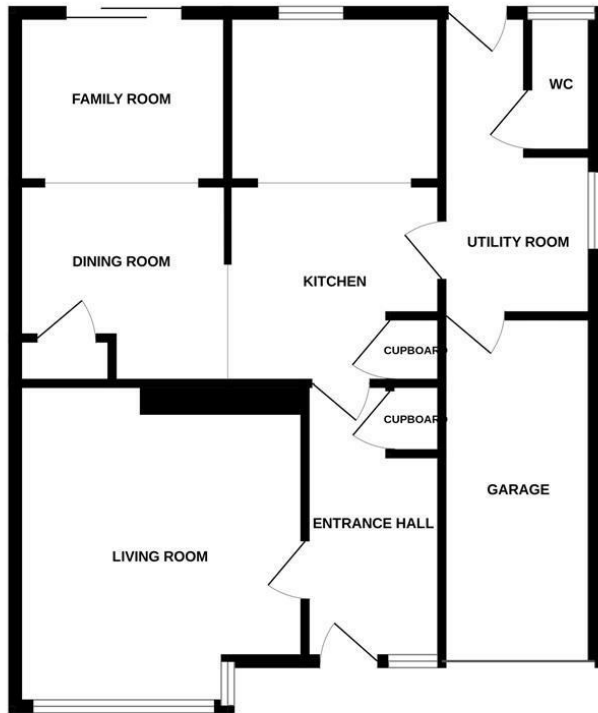
With electric roller door, light and power and storage cupboard.



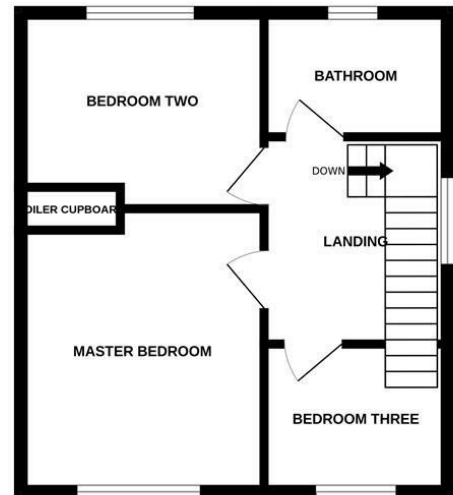
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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