



**Hambrook Lane,
Bristol, BS34 8QB**

**PRICE: Offers In
Excess Of £500,000**

Property Features

- Chalet Bungalow
- Two Double Bedrooms To The First Floor
- Further Ground Floor Bedroom/Study
- Ground Floor Shower Room and Further En-Suite Bathroom
- Gas Central Heating & UPVC Double Glazing
- Split Level Lounge/Dining Room
- Modern Kitchen With Utility Off
- Integral Garage & Driveway
- Landscaped Gardens With Hot Tub
- Log Cabin With Potential For Home Office Or Guest Accommodation

Full Description

Entrance Porch

Entrance via UPVC part double glazed door with obscure glazed side panel to entrance porch, laminate flooring, built in cupboards, UPVC double glazed door to entrance hall, stairs to first floor accommodation radiator, spot lighting, wood flooring, wood panelling, door to all ground floor accommodation.

Lounge

UPVC double glazed window to front aspect, feature fire place with wood burning stove, television point, radiator, coving, spot lighting, door to kitchen, step down to -

Dining Room

UPVC double glazed patio sliding door to rear garden, wood flooring, radiator.

Kitchen

Double glazed window to rear aspect, range of fitted wall and base units with wooden work surfaces over, space for range cooker with cooker hood over, one a half bowl sink unit with mixer tap, integral dishwasher, built in larder cupboard, spot lighting, wooden flooring, radiator, tiled splash backs, door to -

Utility Room

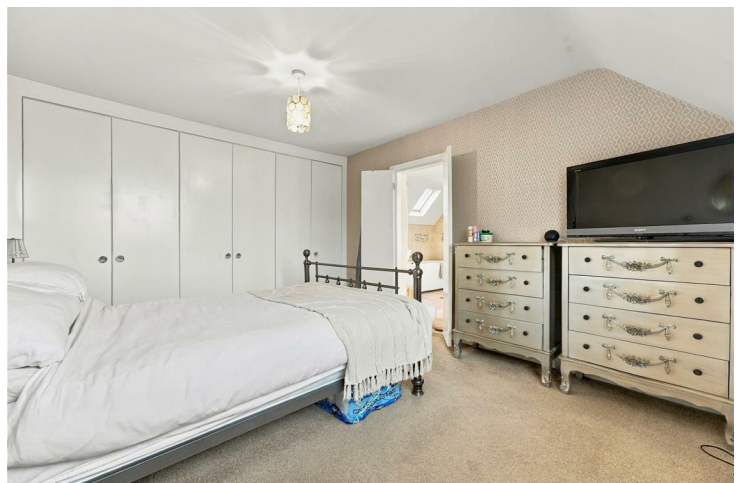
Part UPVC double glazed door to rear garden, UPVC double glazed window to rear aspect, wall mounted units, work surfaces with space for tumble drier and plumbing for washing machine under, door to garage.

Shower Room

Walk in shower cubicle, wash hand basin with vanity unit under, WC, walk in shower cubicle, spot lighting, extractor fan, heated towel rail.

Bedroom/Study

UPVC double glazed window to front aspect, radiator.



Landing
UPVC double glazed window to rear aspect, storage into eaves, doors to bedrooms.

Bedroom 1
UPVC double glazed window to rear aspect, fitted wardrobes providing shelving and hanging space, door to

En-Suite Bathroom
Two double glazed Velux windows to front aspect, UPVC double glazed French doors leading onto balcony, free standing bath, walk in shower cubicle, WC, wash hand basin, part tiled walls, extractor fan, heated towel rail.

Bedroom 2
Double glazed window to rear aspect, two Velux windows to front aspect, built in wardrobes providing shelving and hanging space, spot lighting.

Front Garden
Laid mainly to driveway providing off street parking for several cars, established shrubs.

Rear Garden
South facing garden, landscaped gardens laid to patio seating area with electric awning, outside tap and lights, feature water fall and pond, steps leading down to lawn area with gazebo and hot tub, steps leading to further lawn enclosed by hedge and shrub borders, access to cabin. storage shed.

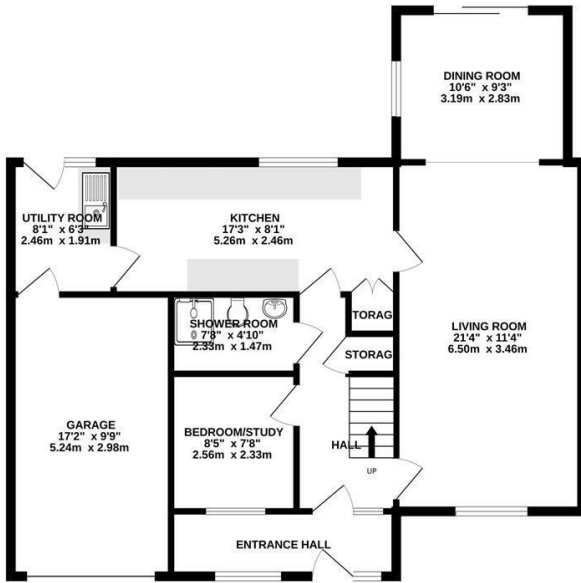
Cabin
Wood built cabin, double glazed French doors, double glazed window to side aspect, wood flooring, vaulted ceiling, kitchenette with Belfast sink and work tops, door to WC.



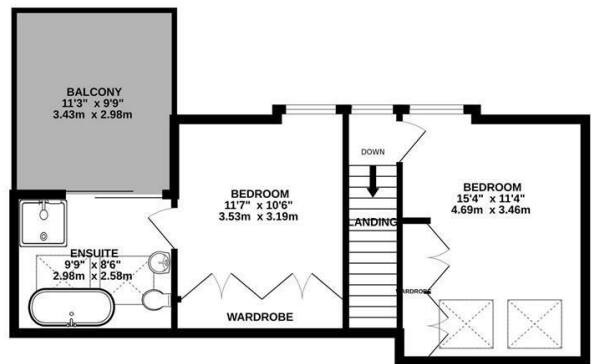
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
England & Wales	EU Directive 2002/91/EC	

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
934 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

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