



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

PRICE: £625,000

Property Features

- Executive Detached House
- 4 Double Bedrooms
- Living Room
- Separate Dining Room
- Conservatory
- Kitchen & Utility Room
- Master Bedroom with Ensuite
- Over Looking Bradley Stoke Nature Reserve
- Sought After Cul-De-Sac Location
- **MUST BE VIEWED**



Full Description

Entrance Hall

Cloakroom

Living Room
18'1" x 12'10" (5.53m x 3.92m)



Dining Room
15'1" x 8'4" (4.61m x 2.55m)

Conservatory
11'8" x 11'1" (3.56m x 3.40m)

Kitchen
11'0" x 10'7" (3.36m x 3.23m)



Utility Room
9'1" x 5'2" (2.79m x 1.58m)

Landing

Master Bedoom
13'6" x 12'10" (4.12m x 3.92m)

Built in Wardrobes

Ensuite Shower Room

Bedroom 2
11'6" x 10'9" (3.52m x 3.29m)

Built in Wardrobes

Bedroom 3
11'6" x 11'0" (3.52m x 3.36m)

Built in Wardrobes

Bedroom 4
11'8" x 11'0" (3.56m x 3.36m)

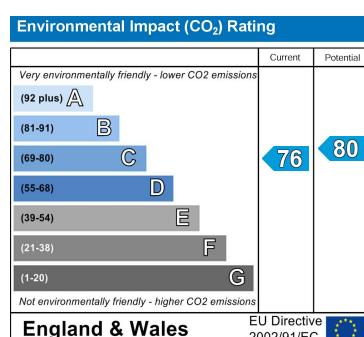
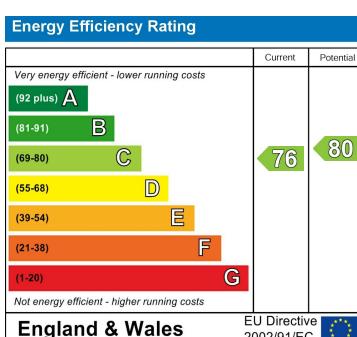
Family Bathroom



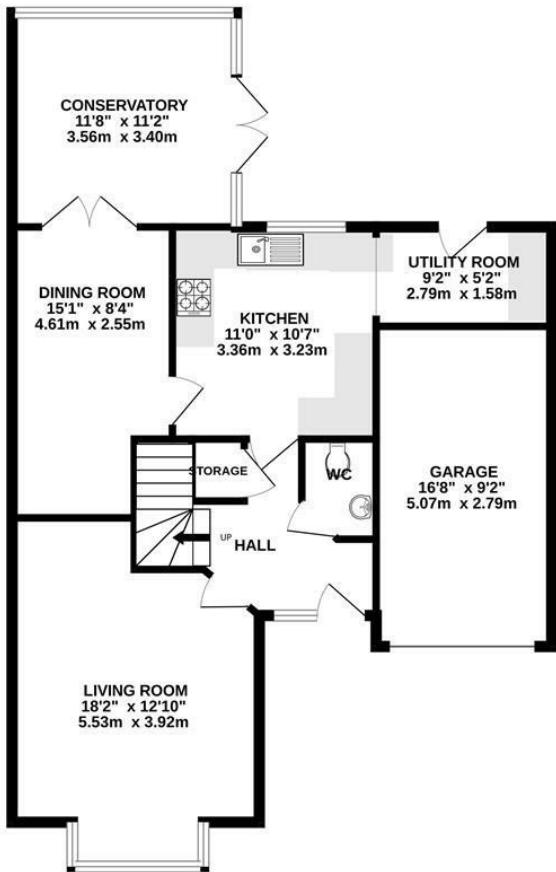
Garage
16'7" x 9'1" (5.07m x 2.79m)

Off Street Parking

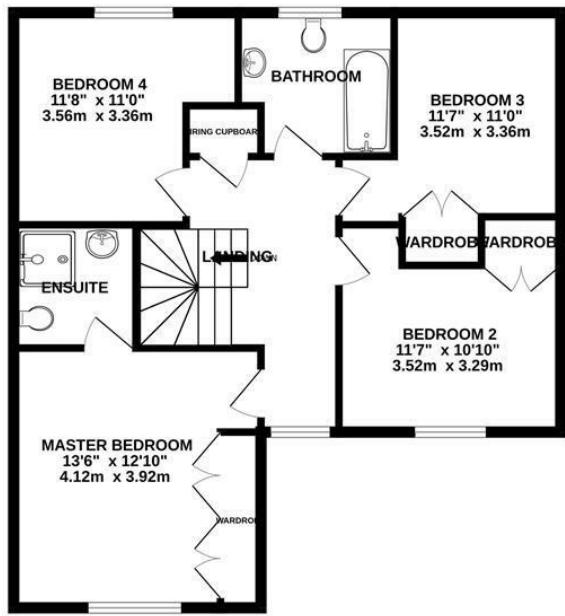
Rear Garden



GROUND FLOOR



1ST FLOOR



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