



**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

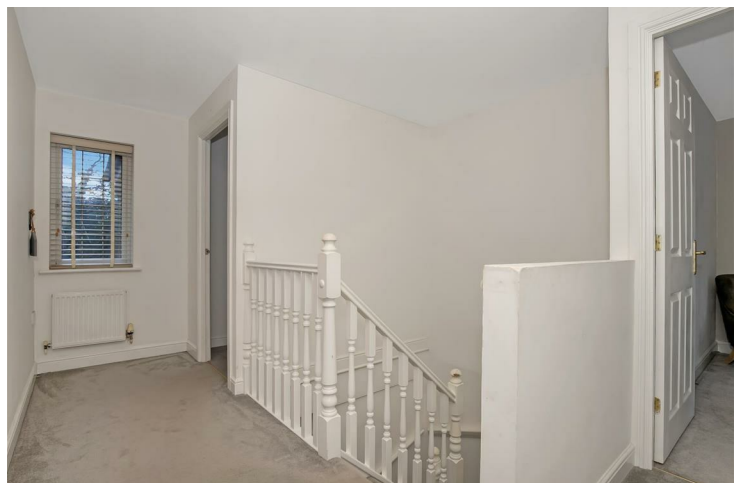
Ensuite Shower Room

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

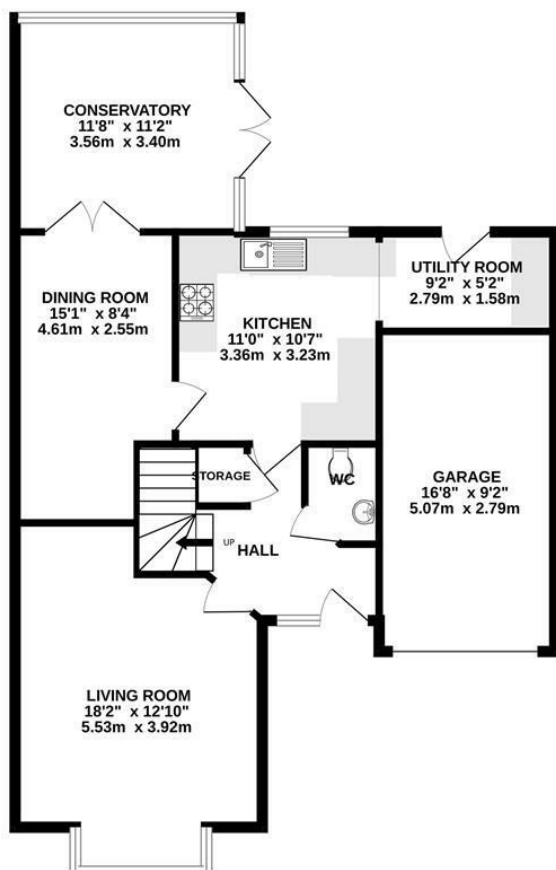


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

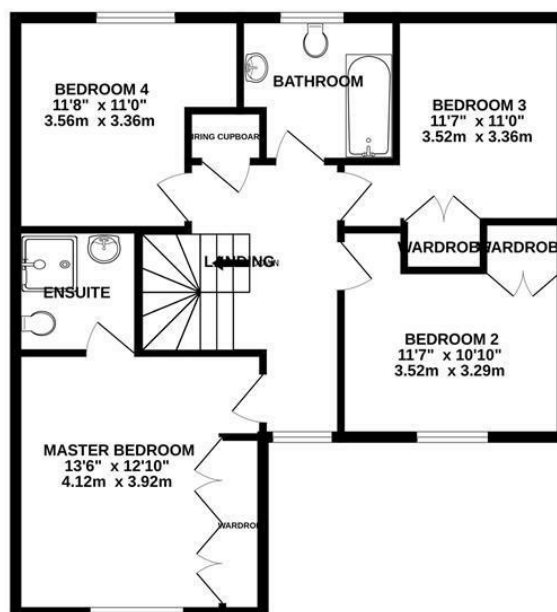
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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