



Monks Bench Manor Lane, Bristol, BS8 3RU

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A luxuriously appointed three bedroom detached residence offering pleasing westerly views and located in a popular and quiet country lane, only moments from Clifton, in the highly sought after village of Abbots Leigh.



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Approximate Floor Area = 275.0 sq m / 2960 sq ft
 Garage = 49.9 sq m / 539 sq ft
 Garden Store = 29.5 sq m / 317 sq ft
 Total = 354.3 sq m / 3813 sq ft



Ground Floor

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95122





 A Google Map showing the Abbots Leigh area. A red pin is placed on Abbots Leigh, and a green tree icon marks Abbots Pool. Roads shown include Sandy Ln, Manor Ln, and Manor Rd. A building icon labeled 'ECOLAB' is also visible.

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			
		46	65
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	

OTHER INFORMATION



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