



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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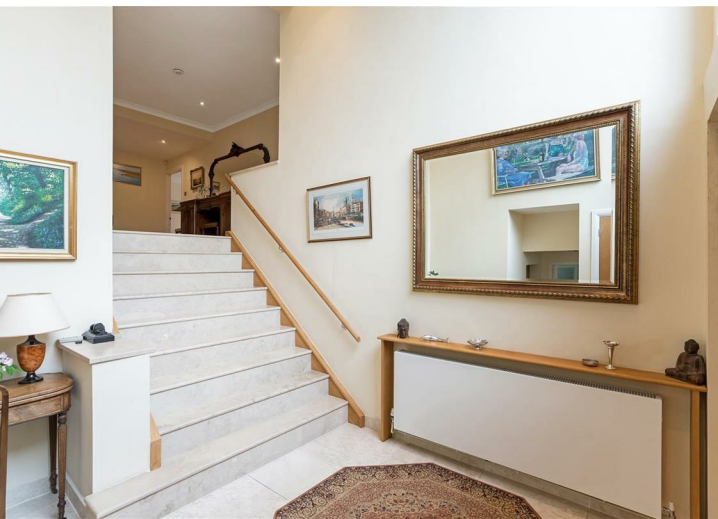


4



3





Approximate Floor Area = 275.0 sq m / 2960 sq ft  
 Garage = 49.8 sq m / 536 sq ft  
 Garden Store = 29.5 sq m / 317 sq ft  
 Total = 354.3 sq m / 3813 sq ft



 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





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## OTHER INFORMATION



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## IMPORTANT NOTE

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