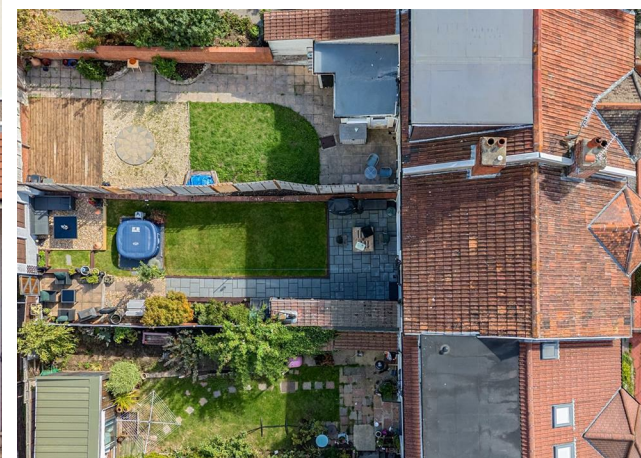




29 Bayham Road, Bristol, BS4 2DR

£595,000

- Truly Stunning Views Across Bristol
- Landscaped Garden
- 100 metres to Perrett Park
- EPC - C
- Immaculately Presented
- Family Bathroom & Ground Floor WC
- Three Bed Victorian Home
- Popular Road & Location

Located on Bayham Road and enjoying stunning views across Bristol, this impressive three-bedroom period home offers almost 1,200 sq ft of well-proportioned accommodation, combining generous living space with a fantastic location close to the ever-popular Perrett Park.

The ground floor provides two excellent reception rooms, both generous in proportions. To the front, the living room is enhanced by a characterful bay window and provides a comfortable retreat to relax at the end of the day. To the rear, the dining room offers plenty of space, making it perfect for hosting family and friends, with access directly out onto the patio for alfresco dining.

The kitchen overlooks and provides access towards the rear of the property, with the home benefiting from an incredibly useful collection of additional stores and a separate WC, ideal for a growing family or when friends visit.

Upstairs, the feeling of space continues with two particularly impressive double bedrooms, both measuring over 14ft in length. Bedroom one benefits from the front bay window with fantastic views across the city. Bedroom two is another generous double with built-in storage. The third bedroom offers versatility to be used however best suits the occupier, whether as a child's bedroom, nursery or dedicated home office. A contemporary family bathroom completes the first-floor accommodation.

Outside is where this home really comes into its own. The rear garden enjoys far-reaching views across Bristol, with the iconic Clifton Suspension Bridge visible in the distance, creating a brilliant backdrop whether relaxing outside or entertaining during the warmer months.

For those who enjoy Bristol's outdoor spaces, Perrett Park is within close proximity and provides a fantastic green space to enjoy throughout the year. Its elevated position makes it a particularly popular spot when some of the city's biggest events come around, whether watching the balloons fill the skyline or firework displayed in winter.

Living Room 15'1" x 13'9" (4.6 x 4.2)

Dining Room 14'7" x 11'6" (4.45 x 3.52)

Kitchen 11'3" x 8'0" (3.43 x 2.46)

Bedroom One 14'8" x 12'9" (4.48 x 3.91)

Bedroom Two 14'5" x 12'9" (4.41 x 3.91)

Bedroom Three 9'5" x 7'1" (2.89 x 2.17)

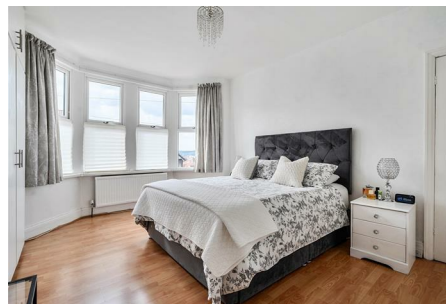
Bathroom 6'11" x 5'11" (2.11 x 1.81)

WC

Store One 2'9" x 2'7" (0.84 x 0.8)

Store Two 2'9" x 2'7" (0.84 x 0.8)

Store Three 7'3" x 2'7" (2.23 x 0.8)

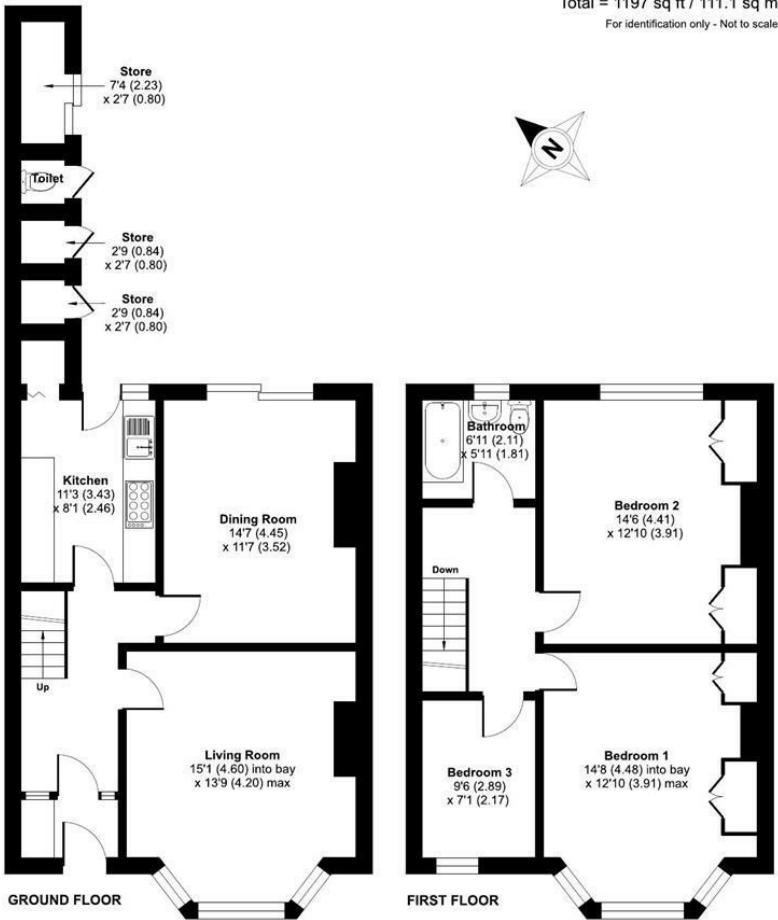




Bayham Road, Bristol, BS4

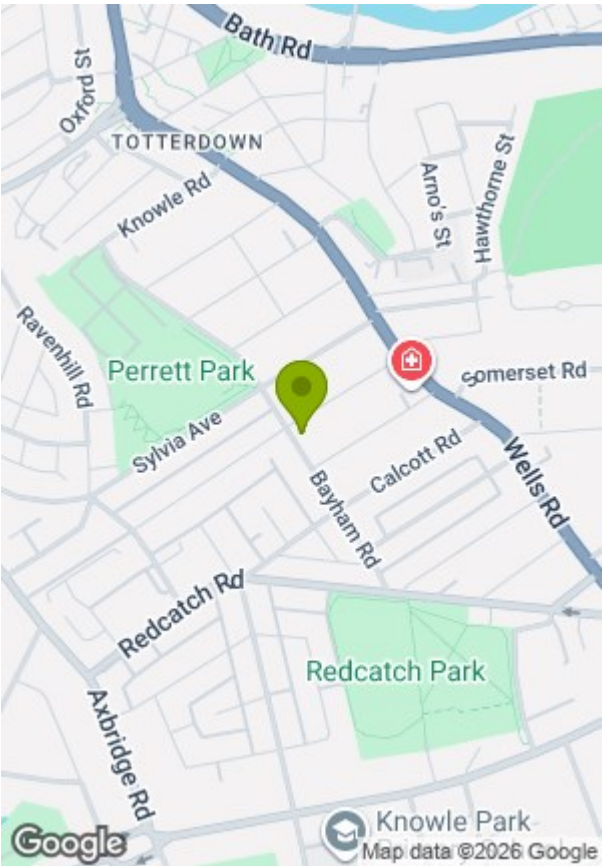
Approximate Area = 1157 sq ft / 107.4 sq m
Outbuildings = 40 sq ft / 3.7 sq m
Total = 1197 sq ft / 111.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1516804

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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