

10 CLIFTON PARK ROAD

CLIFTON • BS8



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A versatile family home with self contained apartment and sunny rear gardens.

Dining Room • Kitchen/Breakfast Room • Drawing Room

Family Bathroom • Two Guest Shower Rooms

Self-Contained One Bedroom Apartment
Private Sunny Gardens • Sun Terrace

Clifton Village 0.3 miles • Temple Meads 2.2 miles
Cabot Circus 2.1 miles • Bristol Airport 9.1 miles
Cribbs Causeway 5.2 miles

(Distances approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation



10 Clifton Park is within easy walking distance of Clifton Village with its range of shops, banks, restaurants and other services, while Whiteladies Road is approximately a mile in the opposite direction.



Bristol Old Vic, Bristol Hippodrome and Colston Hall can all be found in the City Centre.



Pleasant walks can be found at Ashton Court and at Durdham Down.



Clifton Park is well positioned for schools with Clifton College, Clifton High School and Christchurch Primary School, Queen Elizabeth Hospital, Bristol Grammar School, Badminton School and Redland High School for Girls are all within a short distance.



There are 2 railway stations (Bristol Temple Meads and Bristol Parkway) that provide fast and regular services to London Paddington and further links to the railway network.

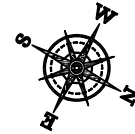
(All distances are approximate)

For Sale Freehold

10 Clifton Park Road is an exceptionally bright and airy period family home found at the heart of Clifton Village. The accommodation is both flexible and generous with an outlook that stretches across the playing fields of Clifton High School to the front.

On the ground floor a formal dining room enjoys an easterly orientation capitalising on the morning sun with a feature fireplace and elegant cornicing, ceiling rose with sash windows and working shutters. Completing the accommodation at this level, a generous kitchen/breakfast room boasting a range of integral appliances including a microwave, oven and grill and five ring gas hob. There is space and plumbing for an American style fridge freezer and washer/dryer all complimented with the same tall ceilings, cornicing and ceiling rose whilst being fully glazed to one side with an outlook over the rear garden and access to the private sun terrace.

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
340 sq.m (3,665 sq.ft)



On the first floor, an outstanding drawing room enjoys solid wood flooring with feature fireplace, cornicing and ceiling rose with a view across the playing fields of Clifton High. At the rear, a guest bedroom enjoys a westerly orientation with WC/shower room.

The second and third floor are flexible and are currently laid out with six bedrooms serviced by a family bathroom and a guest shower room and WC.

Boasting a high degree of flexibility 10 Clifton Park Road has the ability to create additional income with a self-contained apartment to the lower ground floor. At this level a guest bedroom and shower room with living room and separate kitchen.

Outside

10 Clifton Park Road enjoys an almost entirely level westerly garden enjoying the sun throughout much of the day with courtyards to the front and rear and separate sun terrace accessed from the kitchen.

Local Authority

Bristol City Council Tel: 0117 922 2000.

Services

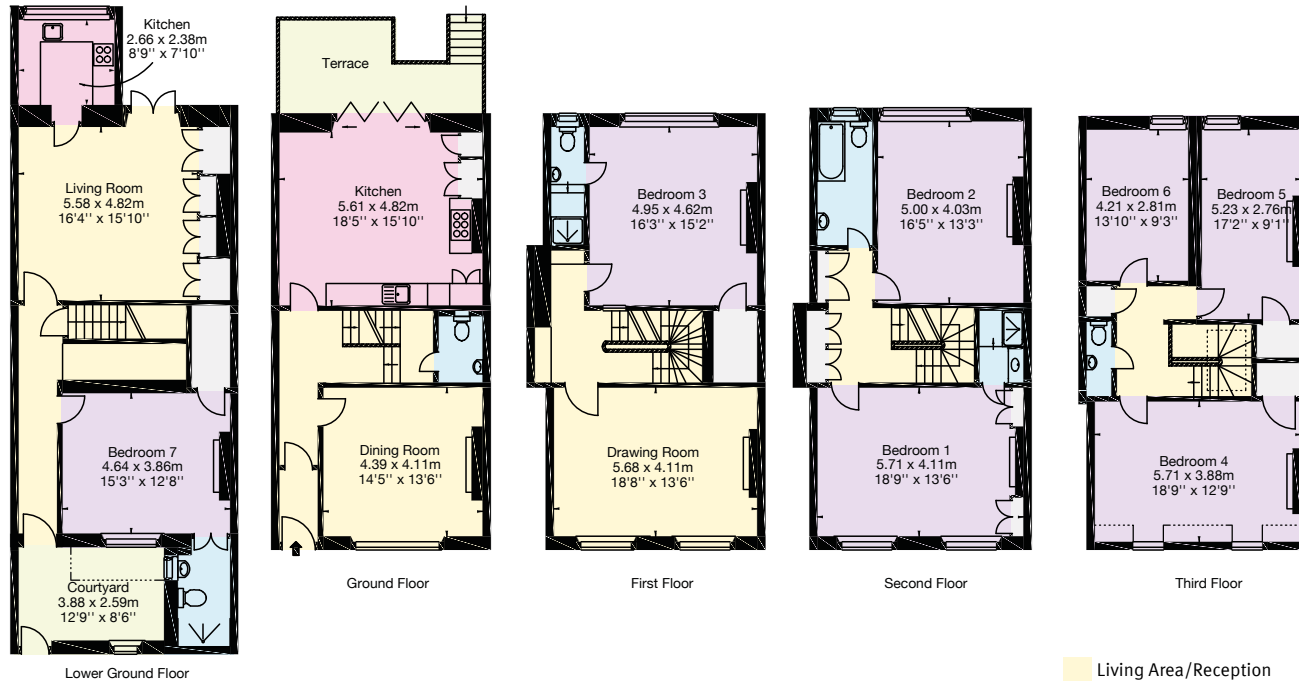
All mains services connected.

Fixtures and Fittings

All items in the nature of fixtures and fittings described in the particulars are included in this sale and all other such items are specifically excluded..

Viewing

Strictly by prior appointment with joint sole agents Knight Frank, Bristol 0117 317 1999.



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