



49 Mayfield Park South, Bristol BS16 3NF

Offers in the region of £550,000

HUNTERS®
HERE TO GET *you* THERE

- Deceptively spacious 4 bedrooms split level home
- L-shaped kitchen/dining room and 3 generous reception rooms
 - Large, tiered rear garden
 - Bathroom and cloakroom
 - Private and discreet location
- Highly versatile accommodation arranged over 3 floors
 - Garage and 2-car driveway
- Backs onto Coombe Brook with lovely elevated views
 - Large home for Family or But to let investors
 - Hunters Exclusive - Viewing highly recommended

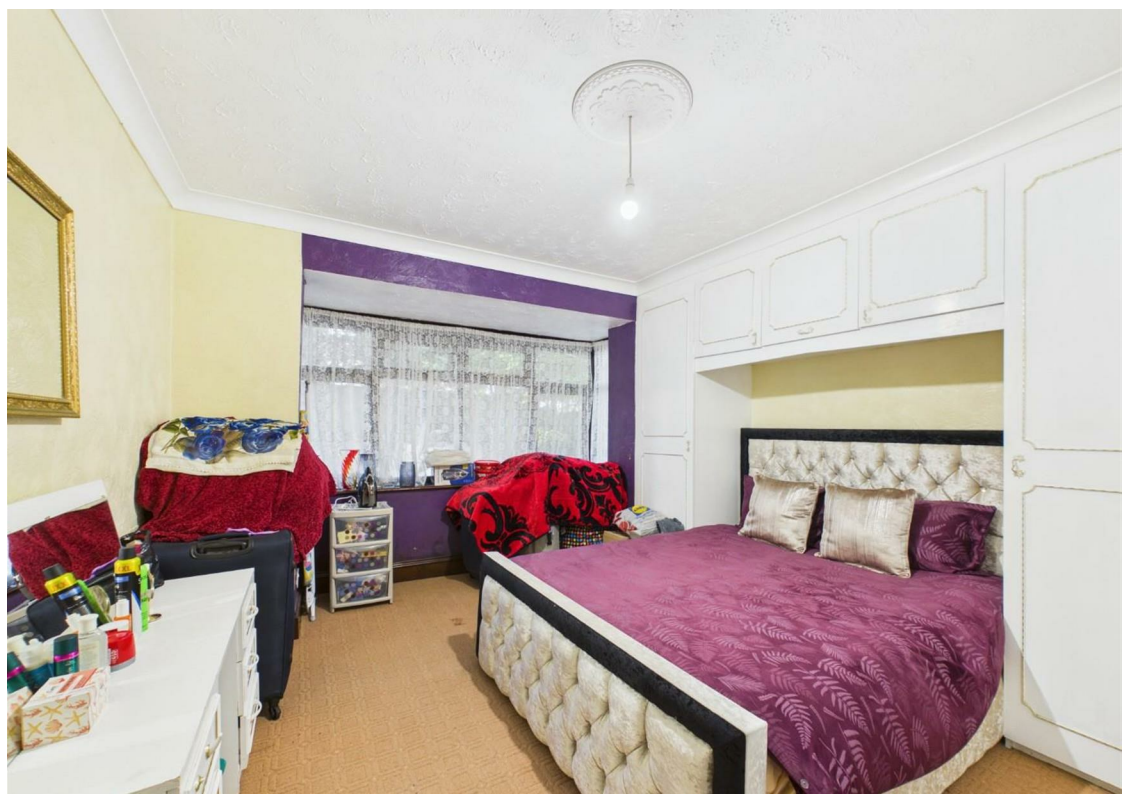
Nestled in the tranquil Mayfield Park South area of Bristol, this unique and highly adaptable split-level home offers an exceptional living experience. With four spacious bedrooms, this property is perfect for families seeking both comfort and versatility. The accommodation is thoughtfully arranged over three floors, providing ample space for relaxation and entertainment.

On the ground floor, you will find three generously sized reception rooms, ideal for hosting gatherings or enjoying quiet evenings at home. The L-shaped kitchen and dining room, located at garden level, creates a welcoming atmosphere for family meals and social occasions. The property has been extended and developed to ensure it meets the needs of modern living while maintaining a discreet charm.

In addition to the impressive living spaces, this home features a well-appointed bathroom and a separate cloakroom for added convenience. The large rear garden, thoughtfully arranged over two levels, offers a perfect outdoor retreat for children to play or for adults to unwind in the fresh air.

Parking is a breeze with a driveway suitable for two vehicles, along with a garage for additional storage or parking needs. This property truly stands out as a large family home, set against the picturesque backdrop of the Coombe Brook valley.

Hunters Exclusive highly recommends viewing this remarkable property, as it presents a rare opportunity to acquire a home that combines space, style, and a serene location. Don't miss your chance to make this delightful house your new home.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

ANTI-MONEY-LAUNDERING - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Approximate total area[®]
88.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.



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