



£895,000

8 Mervyn Road, Bishopston, Bristol, BS7 9EL

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## 8 Mervyn Road Bishopston, Bristol, BS7 9EL

Offered with no onward chain, this four bedroom home on a quiet road in Bishopston is a superb example of a thoughtfully extended and renovated family home. The current owners have transformed the property to an exceptional standard, creating stylish and functional spaces throughout.

A tidy front garden provides convenient bike and bin storage as well as a driveway with off road parking for two cars.

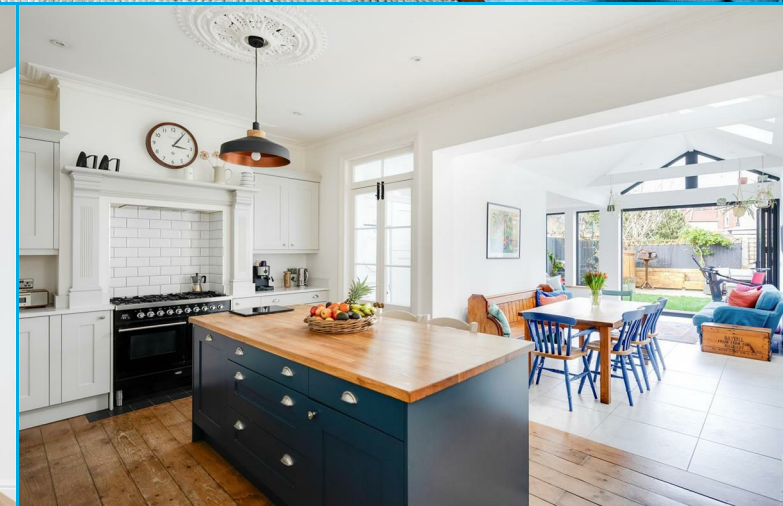
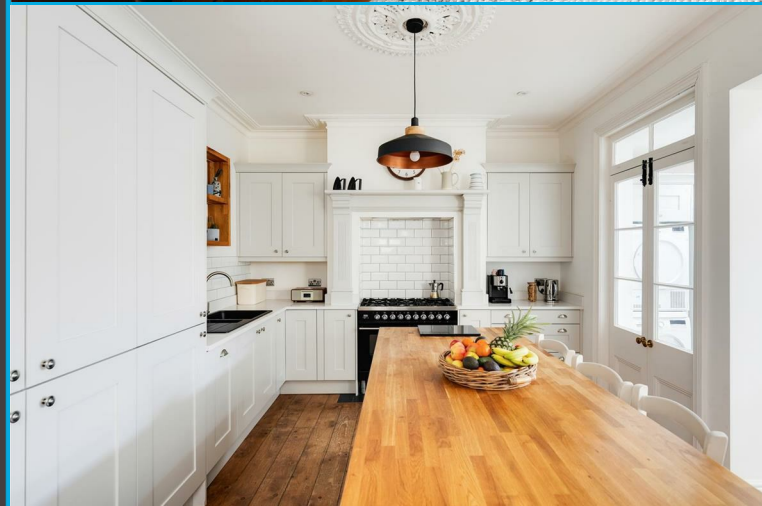
Stepping inside, the front sitting room is bathed in light thanks to a large bay window, while the fireplace and log burner bring character to the room. Solid wood flooring flows from the sitting room right through to the kitchen.

Across the hall, the kitchen features stylish wall and base units, as well as a large island with bar seating, creating a sociable and well-equipped space. Off the kitchen is a useful separate utility area, which offers storage in fitted cabinets, a sink, and space for a washing machine, tumble dryer and other appliances.

The kitchen opens out to the pitched roof extension, with skylights creating a bright and versatile space for dining and relaxing with the added luxury of under floor heating. Bi-fold doors lead seamlessly to the garden, which is comprised of a well maintained patio area, raised beds and lawn.

On the first floor, two generously sized bedrooms each feature stylish built-in wardrobes, providing ample storage. The family bathroom on this level is fully tiled with a shower-over-bath arrangement and underfloor heating.

The top floor hosts two additional double sized bedrooms as well as another bathroom. The modern





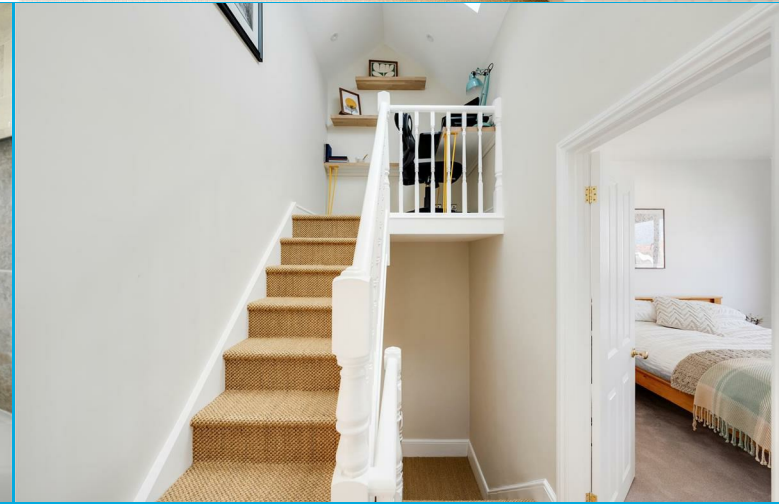
bathroom features a double sink vanity unit, heated towel rail and walk in shower.

At the very top of the house the owners have created a mezzanine area, a clever use of space with a desk and floating shelving, making the perfect home office which is well lit from the skylight above.

The home is situated just moments from the vibrant Gloucester Road which has an abundance of independent shops, cafes and bars, as well as being in close proximity to popular local schools including Brunel Fields and Bishop Road Primary, and the green space of St Andrews Park with its play area.




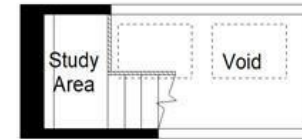




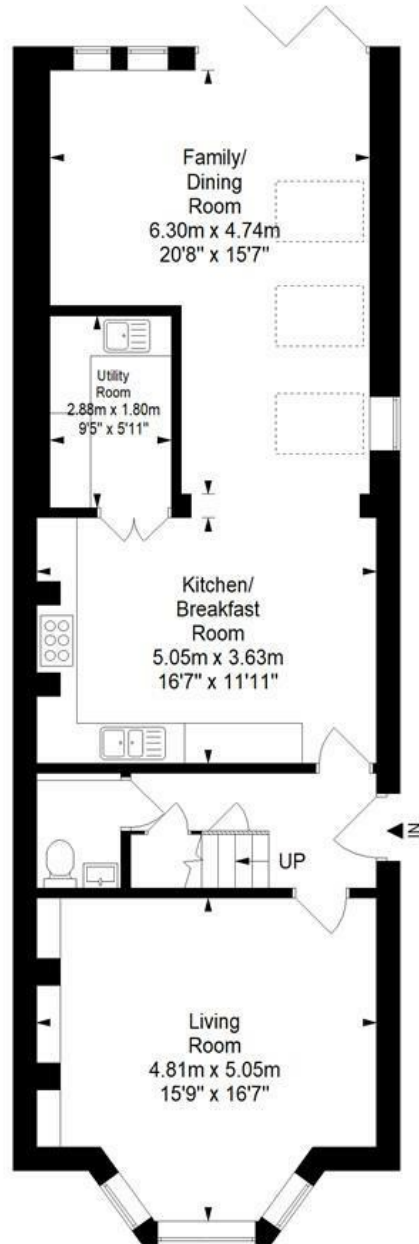
# Mervyn Road, Bishopston, Bristol, BS7 9EL

Approximate Gross Internal Area = 174.6 sq m/ 1879.4 sq ft  
(Excludes Reduced Headroom Area/ Eaves/ Void)  
Reduced Headroom Area/ Eaves = 4.2 sq m/ 45.2 sq ft  
Total Area = 178.8 sq m/ 1924.6 sq ft

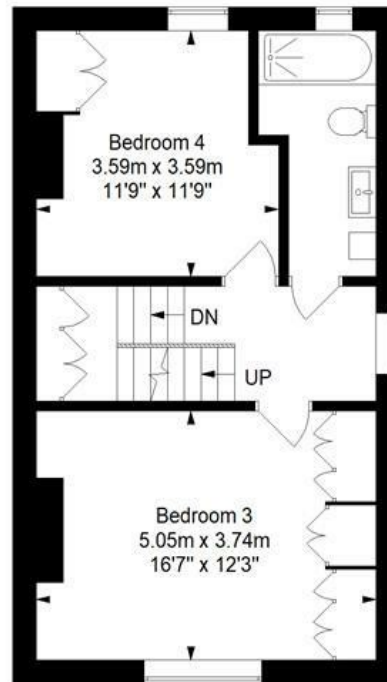
 = Reduced headroom below 1.5m / 5'0"



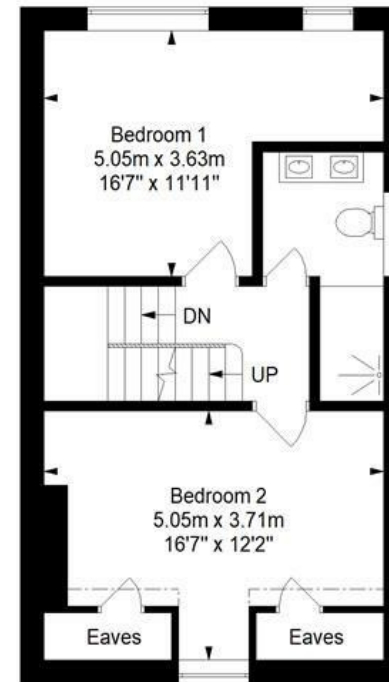
**Mezzanine**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan has been drawn using RICS guidelines (GIA)  
Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	34	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		





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