



31 Bayham Road, Bristol, BS4 2DR

Offers In The Region Of

- Victorian Terrace
- Lawned Rear Garden
- Stunning Views
- Extended Kitchen
- Four Bedroom
- Sought After Location
- Two Reception Rooms
- Close to Local Parks

Situated on the sought after Bayham Road, this property profits from plenty of living space with four bedrooms, two receptions rooms with an extended kitchen, alongside lawned rear garden and patio. Of course you also have stunning views across Bristol including the suspension bridge.

Upon entering you are welcomed into the porch space, a perfect area to leave coats, shoes before stepping into this well loved family home. Once inside the hallways provides access to two reception rooms and the kitchen. The front room is set up as traditional living room, benefitting a classic bay window, filling the space with natural light and of course giving a glimpse of the terrific view over Perretts Park and beyond. The reception room to the rear, traditionally a dining room, is currently used as a fifth bedroom, a versatile space that also provides access to the rear garden via French doors.

The extended kitchen is a perfect spot for hosting friends and family alike. Enough space to cook, sit and chat whilst also being able to access the first patio section of the garden, a brilliant spot for a BBQ!

On the first floor are three bedrooms, two of which generous doubles, each spanning over 12'5 x 13'. Bedroom one has breathtaking views that you'll never take for granted, the current owner can even provide weather reports to friends as clouds roll in across the city. The fourth bedroom is perfect to be used as a child's room/home office/walk in wardrobe, still a great size and suitable for a number of uses. Completing this floor is the family bathroom.

On the second floor is the largest bedroom, an impressive 17'5 x 13' views to the rear alongside additional storage in the eaves provide a fantastic space for someone to make their own.

The rear garden, is mainly laid to lawn with patio sections at each end to capitalise on making the most of the summer evenings.

This property has been a terrific home for over 25 years and is situated between Perretts & Redcatch Park.

- Living Room 15'1" x 13'5" (4.61 x 4.11)
- Dining Room (Bedroom 5) 12'9" x 10'9" (3.91 x 3.29)
- Kitchen 20'4" x 8'7" (6.2 x 2.64)
- Bedroom One 15'1" x 12'6" (4.6 x 3.83)
- Bedroom Two 12'11" x 12'4" (3.95 x 3.78)
- Bedroom Three 17'4" x 13'0" (5.3 x 3.97)
- Bedroom Four 9'4" x 6'10" (2.87 x 2.1)
- Bathroom 6'11" x 6'0" (2.11 x 1.84)

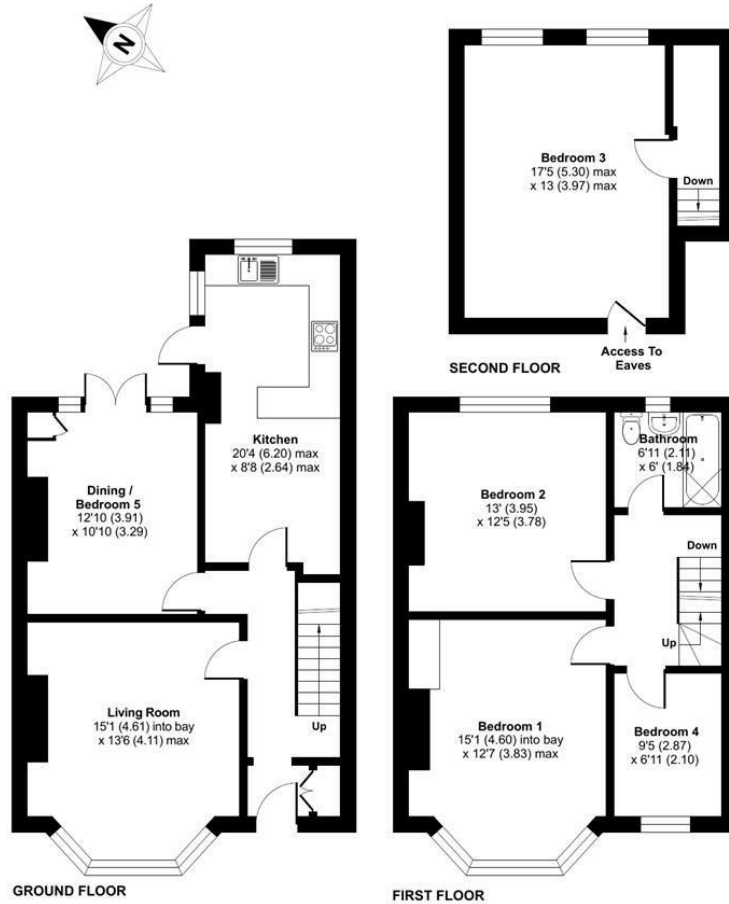




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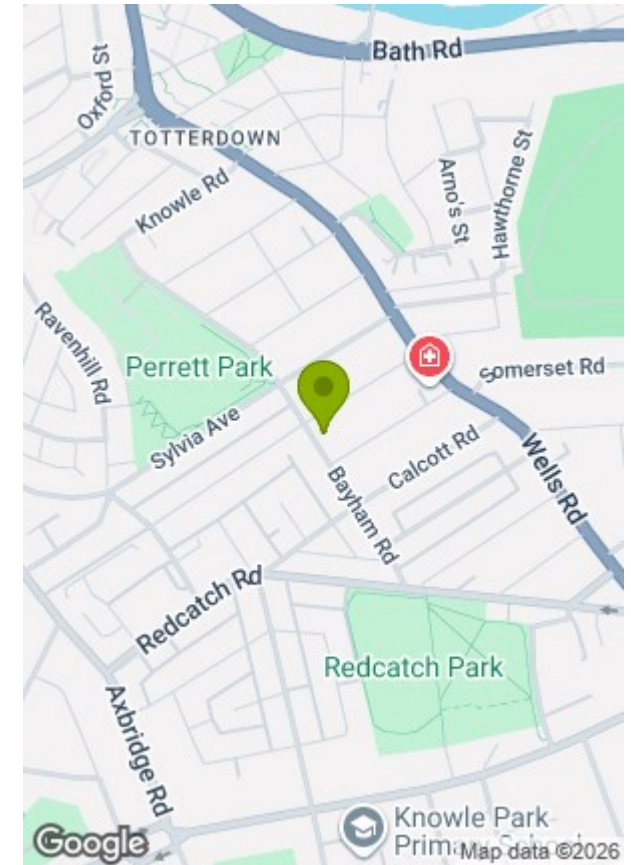
Approximate Area = 1414 sq ft / 131.3 sq m

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: 1404479

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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		
	67	80
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(20-34) E		
(12-19) F		
(1-11) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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