

property details **approval form**

42 Clifton Park Road, Bristol, Avon, England, BS8 3HN

Date: 25 March 2026

Property Ref and Version: CLI109863 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£1,500,000

Tenure: Freehold

>> **key features**

- > Five well-sized bedrooms ideal for families, guests or home-working
- > Grand four-storey layout offering space, flexibility and classic Clifton proportions
- > Private front and rear gardens creating rare green space in a prime urban setting
- > Offered with no onward chain.
- > Near iconic landmarks such as the Suspension Bridge, Avon Gorge and Clifton Downs
- > Off-street parking and a garage — a prized combination in Clifton
- > Close to top schools, including Clifton College, Clifton High School and Christchurch Primary
- > Requires refurbishment and modernisation throughout
- > EPC Rating: Awaiting

>> **short description**

A rare four-storey Clifton home offering five bedrooms, three bathrooms, a garage, gardens and off-street parking — all moments from Clifton Village. Available with no chain after more than 50 years in the same family, it's a standout opportunity in one of Bristol's most coveted neighbourhoods.

>> **long description**

This elegant four-storey period home sits in one of Clifton's most desirable residential pockets, perfectly placed for the vibrant lifestyle of Clifton Village. After more than 50 years in the same family, it is now offered with no onward chain, presenting a rare opportunity to shape a substantial property to your own tastes. The accommodation unfolds over generous, well-proportioned floors, including five bedrooms, three bathrooms, and inviting reception spaces that retain the charm and scale expected of a Clifton townhouse.

The house enjoys both front and rear gardens, creating a sense of privacy unusual for such a central location, while off-street parking and a garage add valuable practicality. From the doorstep you can stroll to boutique shops, independent restaurants,

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wine bars and the iconic landmarks of the Suspension Bridge and Avon Gorge. Clifton College, Clifton High School and Christchurch Primary are all close by, and the Downs provide 400 acres of open green space just moments away.

Please note the property requires refurbishment and modernisation throughout, offering an exceptional blank canvas for buyers to create a contemporary family home while preserving original period features. Altogether, this is a distinguished and versatile home in a prime setting — a compelling prospect for families and buyers seeking a long-term base in one of Bristol's most characterful neighbourhoods.

>> **directions**

>> **Agent Note**

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>> **room description**

Basement Level

Reception Room

A versatile lower-ground reception space with generous proportions, ideal as a family room, cinema room or informal lounge. Large enough to accommodate multiple seating zones and naturally suited to quieter, more private living, french doors out into the rear garden.

Kitchen

A practical secondary kitchen on the basement level, perfect for entertaining, multi-generational living or creating a self-contained suite. Offers direct access to the reception room for easy use.

W.C

Conveniently positioned cloakroom serving the basement level.

Store Room/ Garage

A valuable storage or workshop area with internal access, offering excellent flexibility for bikes, tools or hobby space.

Ground Floor

Porch

A sheltered entrance area providing a smart and practical approach to the home.

Living Room

A bright and welcoming principal reception room with an elegant footprint, ideal for formal entertaining or relaxed family gatherings. Positioned at the front of the house with a pleasant outlook from the bay fronted window.

Dining Room

A well-proportioned dining space connecting naturally to the kitchen, perfect for hosting dinner parties or everyday family meals.

Kitchen

A functional kitchen with good workspace and storage, ideally placed adjacent to the dining room. Offers potential for modernisation or reconfiguration to create a larger open-plan arrangement if desired.

First Floor

Bedroom One

A spacious principal bedroom with excellent natural light and generous proportions, ideal as the main suite.

Bedroom Three

A comfortable double bedroom overlooking the rear, suitable for guests, children or a home office.

Bedroom Four

Another well-sized double bedroom with flexible use.

Bathroom

Your Allen & Harris office: 23 Regent Street, Clifton, BRISTOL, BS8 4HW

T 0117 973 1295 **E** Clifton@allenandharris.co.uk

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>> **room description**

Family bathroom serving the first floor, with scope for updating to modern tastes.

W.C

Separate cloakroom for added convenience.

Second Floor

Bedroom Two

A substantial top-floor double bedroom with impressive dimensions, ideal as a guest suite or alternative principal bedroom.

Bedroom Five

Another large double bedroom with excellent headroom and storage potential.

Shower Room

A dedicated shower room serving the second floor, ideal for guests or older children.

Front Garden

Enclosed front garden, pathway leading up to the property, with driveway for off street parking.

Rear Garden

Enclosed rear private garden, with a small patio leading from the french doors, grass mostly laid to lawn, with a range of trees, shrubs and bushes.

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>> **property images**



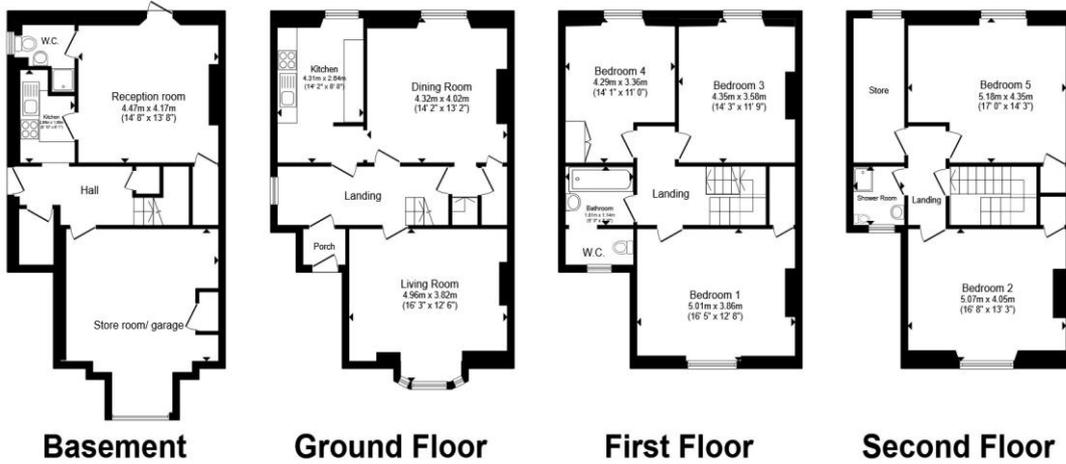
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>> floor plan



Total floor area 246.4 m² (2,652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Jonathan Moore		
Dr M. Easty		

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