


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>75</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# Broadlands Avenue, Keynsham, Bristol, BS31

Approximate Area = 1491 sq ft / 138.5 sq m  
Garage = 55 sq ft / 5.1 sq m  
Outbuilding = 119 sq ft / 11 sq m  
Total = 1665 sq ft / 154.6 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). © nichecom 2025. Produced for Davies & Way. REF: 1332922



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# DAVIES & WAY

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19 Broadlands Avenue, Keynsham, Bristol, BS31 2DU



Guide Price £525,000

A sympathetically extended four double bedroom semi detached home, ideally suited to upsizing families.

- Lounge
- Kitchen/dining room
- Family room
- Ground floor shower room/utility room
- Four double bedrooms
- Family bathroom
- Partially converted garage
- Off street parking
- Landscaped rear garden
- External garden room/office





# 19 Broadlands Avenue, Keynsham, Bristol, BS31 2DU

A substantial four double bedroom semi-detached home enhanced by a two-storey side extension and a rear ground floor addition, offering spacious and versatile accommodation ideal for growing families.

On the ground floor, a welcoming entrance hallway leads into a bay-fronted lounge complete with a feature fireplace and attractive parquet flooring. The heart of the home is a sociable open-plan kitchen/dining room extending over 8 metres (26'6") in length—perfect for entertaining. This flows through to a bright and airy family room with direct access to the rear garden, alongside a practical shower/utility room. Upstairs, the first floor provides four double bedrooms and a stylish three piece family bathroom.

Outside, both the front and rear gardens have been thoughtfully landscaped to create sociable and practical spaces. The front garden features a block-paved driveway accessed via a dropped kerb, offering ample off-street parking. To the rear, a wraparound raised deck with inset lighting and a pergola-covered seating area connects directly from both the kitchen and family room. A separate patio space, also under a pergola, is surrounded by well-stocked flower beds and complemented by a lawned area. Completing the external offering is a detached timber garden room, ideal as a home office or recreational space. Featuring dual-aspect French doors, power, and lighting, it offers a flexible retreat for work or leisure.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 5m x 1.8m (16'4" x 5'10" )

Understairs storage cupboards, radiator, parquet flooring, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 4.5m x 3.8m into bay (14'9" x 12'5" into bay)

Double glazed bay window to front aspect, feature gas flame effect fire with wooden mantel, radiator, power points, parquet flooring.

#### KITCHEN/DINING ROOM 8.1m x 4m narrowing to 2.5m (26'6" x 13'1" narrowing to 8'2" )

Double glazed window to side aspect, double glazed French doors to rear aspect overlooking and providing access to rear garden, opening leading to family room. Kitchen comprising range of matching soft close wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated double electric oven, five ring gas hob with oversized extractor fan over, space and power for oversized fridge/freezer, space and plumbing for dishwasher, power points, splashbacks to all wet areas. Dining area offering ample space for family sized dining table benefitting from a radiator, power points and parquet flooring.

#### FAMILY ROOM 3.7m x 3.2m (12'1" x 10'5" )

Double glazed velux style window to roofline, dual double glazed windows and French doors to rear aspect overlooking and providing access to rear garden, radiator, power points, door leading to shower room/utility room.

#### SHOWER ROOM/UTILITY ROOM 2.5m x 2m (8'2" x 6'6" )

Obscured double glazed window to side aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over, heated towel rail, space, power and plumbing for washing machine and tumble dryer, extractor fan, tiled splashbacks to all wet areas.

#### GARAGE/WORKSHOP 5.8m x 2m (19'0" x 6'6" )

Accessed via double glazed double doors with double glazed windows to front aspect and integral access from hallway. A partially converted garage currently utilised as an office and workshop. Benefitting from power, lighting and bowl and a quarter stainless steel sink with mixer tap over.

### FIRST FLOOR

#### LANDING 3.1m x 1.2m (10'2" x 3'11" )

Access to loft via hatch, doors leading to rooms.

#### BEDROOM ONE 3.9m x 3.8m (12'9" x 12'5" )

Double glazed window to front aspect, radiator, power points.

#### BEDROOM TWO 3.8m x 3.7m (12'5" x 12'1" )

Double glazed window to rear aspect overlooking rear garden, feature panelled wall, wash hand basin with mixer tap over, radiator, power points.

#### BEDROOM THREE 4.1m x 2.9m narrowing to 2.7m (13'5" x 9'6" narrowing to 8'10" )

Dual double glazed windows to front aspect, built in triple wardrobe, radiator, power points.

#### BEDROOM FOUR 4.3m x 1.9m (14'1" x 6'2" )

Double glazed window to rear aspect overlooking rear garden, built in triple wardrobe, radiator, power points.

#### BATHROOM 2m x 2m (6'6" x 6'6" )

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and panelled spa style bath, heated towel rail, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving that's accessed via a dropped kerb and provides ample off street parking and fenced boundaries, stone chipping area, timber shed, path leading to front door.

#### REAR GARDEN

Landscaped rear garden benefitting from a generous raised deck with inset lighting and partial cover. Pergola, lawn and path leading to rear patio that's covered by a pergola and surrounded by well stocked flower beds, wall and fenced boundaries, access to garden room/office.

#### GARDEN ROOM/OFFICE 3.9m x 2.8m (12'9" x 9'2" )

Timber framed building benefitting from power, lighting, dual aspect double glazed French doors to front and side aspects that overlook and provide access to the rear garden. A versatile room ideal for home office or recreation use.

### TENURE

This property is freehold

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website.

### ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

