

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	

Charlton Park, Keynsham, Bristol, BS31

Approximate Area = 1627 sq ft / 151.1 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 2026. Produced for Davies & Way. REF: 1408886



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DAVIES & WAY

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32 Charlton Park, Keynsham, Bristol, BS31 2ND



£695,000

A beautifully presented semi detached, period home that has been sympathetically extended and improved by the current owners.

- Semi detached
- Lounge
- Kitchen/Dining/Family room
- Utility
- Three double bedrooms
- Ensuite
- Family bathroom
- Driveway
- Rear garden
- Period home





# 32 Charlton Park, Keynsham, Bristol, BS31 2ND

Situated on the highly sought after Charlton Park, within easy reach of Keynsham's amenities and several well regarded schools, including St John's Primary, this beautifully presented three double bedroom home has been sympathetically extended and renovated to an exceptional standard.

The property is entered via a welcoming vestibule featuring original tiled flooring and bespoke cloakroom storage, leading into a spacious entrance hallway. The ground floor accommodation comprises a generous lounge with bay window and wood burning stove, a stunning open plan kitchen/dining/family room complete with central island and underfloor heating, a practical utility room and cloakroom. Upstairs, three well proportioned double bedrooms can be found. The principal bedroom benefits from a bay window, fitted wardrobes, and a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish four-piece family bathroom featuring a classic clawfoot bath.

Externally, the front of the property is predominantly block paved, providing off street parking. To the rear, the landscaped garden has been thoughtfully designed for low maintenance, offering a level lawn and a patio area perfectly suited for outdoor dining and entertaining.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE VESTIBULE 2.4m x 1.6m (7'10" x 5'2" )

Wooden glazed door to entrance hallway, original tiled flooring, bespoke cloakroom storage and wall panelling. Radiator and power points.

#### ENTRANCE HALLWAY 5.3m x 1.8m (17'4" x 5'10" )

Double glazed obscured window to side aspect, doors to ground floor rooms and staircase to first floor with storage cupboard below. Bespoke fitted cupboards with shelving, ceiling rose, radiator and power points.

#### LOUNGE 4.78m x 3.58m (15'8" x 11'9" )

(Excluding bay) Double glazed bay window to front aspect and a feature wood burning stove. Picture rails, ceiling rose, radiators and power points.

#### KITCHEN/DINING/FAMILY ROOM 7m x 6.5m (22'11" x 21'3" )

to maximum points. Double glazed three panel sliding doors to rear garden and a flat roof skylight. Door leading to utility room, matching wall and base units with Quartz work surfaces over and tiled splashbacks to area, integrated wine cooler and spaces for a range cooker and a fridge freezer. Central island with double bowl Belfast sink with mixer tap over, integrated dishwasher, and an overhang of work surfaces over to create breakfast bar. Spotlights, tiled flooring with underfloor heating and power points.

#### UTILITY ROOM 2.9m x 1.8m (9'6" x 5'10" )

Double glazed obscured door to side of property, base units with work surfaces over and tiled splashbacks to areas with space and plumbing for washing machine and a stainless steel sink and drainer with mixer tap over. Spotlights, tiled flooring with underfloor heating and power points.

#### CLOAKROOM 1.8m x 0.8m (5'10" x 2'7" )

Double glazed obscured window to side aspect, wash hand basin with hot and cold taps over and tiled splashback to area. Low level WC, tiled flooring and extractor fan activated with lighting.

### FIRST FLOOR

#### LANDING

Doors to first floor rooms, access to loft via a hatch and a ceiling rose.

#### BEDROOM ONE 3.99m x 3.58m (13'1" x 11'9" )

(Excluding bay) Double glazed bay window to front aspect and an opening to en suite. Three fitted cupboards, wall panelling, ceiling rose, radiator and power points.

#### EN SUITE 2.2m x 1.5m (7'2" x 4'11" )

Double glazed obscured window to front aspect, walk in corner shower outside with rainfall shower head over, vanity unit with counter top

wash hand basin and tap over and a low level WC. Tiled splashbacks to wet areas and tiled flooring. Extractor fan activated with spotlight lighting and a heated towel rail.

#### BEDROOM TWO 4m x 3.5m (13'1" x 11'5" )

Double glazed window to rear aspect, wall panelling, radiator and power points.

#### BEDROOM THREE 4m x 3.1m (13'1" x 10'2" )

Double glazed window to rear aspect, wall panelling, period fireplace feature, radiator and power points.

#### BATHROOM 2.7m x 2.3m (8'10" x 7'6" )

Double glazed obscured window to side aspect, shower cubicle with rainfall shower head over and a four claw bath with taps and shower attachment. Victorian style basin with hot and cold taps over, low level WC, tiled splashbacks to wet areas and tiled flooring. Extractor fan activated with spotlight lighting, heated towel rail, radiator and shaving power point.

### EXTERIOR

#### FRONT OF PROPERTY

Laid to block paved driveway, timber built storage bin storage and gated side access to rear garden.

#### REAR GARDEN

Laid to level lawn with mainly fenced boundaries and raised flower beds. Patio area for outdoor dining and gated side access to front of property.

### TENURE

This property is freehold.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

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

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

