

1 High Street, Keynsham, Bristol, BS31 1DP  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Broadlands Avenue, Keynsham, Bristol, BS31

Approximate Area = 980 sq ft / 91 sq m  
Garage = 135 sq ft / 12.5 sq m  
Outbuilding = 95 sq ft / 8.8 sq m  
Total = 1210 sq ft / 112.3 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). © nichecom 2025. Produced for Davies & Way. REF: 1381654



3 Broadlands Avenue, Keynsham, Bristol, BS31 2DU



£445,000

A bow fronted 1930s three bedroom semi-detached home that benefits from a full width rear extension.

- Cul de sac location
- Two Reception rooms
- Kitchen/breakfast room
- Three bedrooms
- Family bathroom
- Off street parking
- Garage
- Garden

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

An attractive 1930s bow-fronted three bedroom semi detached home, this property seamlessly blends period charm with modern living. Retaining original features such as stained glass leaded doors, picture rails and panelled internal doors, it has been recently re-roofed and enhanced by a full-width rear extension that provides larger than typical living accommodation. Located within a sought after cul-de-sac, the home lies within easy reach of Broadlands Secondary School and the town centre amenities, making it an excellent choice for growing families.

The ground floor is entered via a useful vestibule that opens into a welcoming hallway with a large built-in storage cupboard housing the washing machine. To the front sits a characterful bow-fronted reception room, while the heart of the home is a full-width kitchen/breakfast room that flows into a spacious second reception room measuring 4.9m (16'0") in length and offers direct access to the rear garden. Upstairs, three well proportioned bedrooms are served by a modern family bathroom.

Externally, the front of the property provides ample off street parking via a hardstanding driveway leading to a single garage. The rear garden extends to approximately 80ft (25m) and is designed for both family life and entertaining, featuring a large lawn, well-stocked flower beds, a social patio area and a substantial timber shed.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE VESTIBULE 1.9m x 1.6m (6'2" x 5'2" )

Obscured glazed window and stain glass lead inset door leading to hallway.

#### HALLWAY 4.1m x 2.9m (13'5" x 9'6" )

Radiator, power points, understairs storage cupboard (benefitting from space and plumbing for washing machine), stairs rising to first floor landing, doors leading to rooms.

#### RECEPTION ONE 4.1m x 3.1m (13'5" x 10'2" )

to maximum points. Double glazed bow window to front aspect, exposed floorboards, radiator, power points

#### KITCHEN/BREAKFAST ROOM 5.2m x 3.5m narrowing to 2.5m (17'0" x 11'5" narrowing to 8'2" )

Double glazed window to side aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and power supply for oven with extractor fan over, space and power for upright fridge/freezer, exposed floorboards, power points, opening leading to Reception two.

#### RECEPTION TWO 4.9m x 3m (16'0" x 9'10" )

Double glazed window to rear aspect overlooking rear garden, obscured door to side aspect leading to garden, double glazed patio door to rear aspect overlooking and providing access to rear garden, radiators, power points.

### FIRST FLOOR

#### LANDING 2.8m x 1m (9'2" x 3'3" )

Access to loft via hatch, built in storage cupboard, doors leading to rooms.

#### BEDROOM ONE 3.6m x 3.4m (11'9" x 11'1" )

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

#### BEDROOM TWO 3.5m x 3.4m (11'5" x 11'1" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM THREE 2.8m x 1.9m (9'2" x 6'2" )

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

#### BATHROOM 2m x 1.6m (6'6" x 5'2" )

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, and panelled bath with mixer tap and shower attachment over. Radiator, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to hardstanding that's accessed via dropped kerb and provides ample parking, walled boundaries, lawn, access to garage, path leading to front door.

#### REAR GARDEN

Mature rear garden mainly laid to lawn with fenced boundaries, well stocked flower beds, several small trees, patio, timber storage shed.

#### GARAGE

Single garage accessed via up and over door, benefitting from power and lighting.

#### 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. 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

There is a historic rentcharge.

Local authority: Bath and North East somerset.

Services: All services connected.

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

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

