



35 CHARLTON ROAD
KEYNSHAM
BRISTOL
BS31 2JG
£774,000



GREGORYS
— ESTATE AGENTS —

A charming and truly outstanding Victorian home, once known as 'Resthaven' and boasting a beautiful stone façade, packed full of original period features.

This end of terrace family home is situated in a spacious, corner plot, with mature, landscaped gardens to the front, side and rear aspects. This, once award winning garden, comprises numerous seating areas and is bathed in natural light due to its southerly rear aspect. Furthermore a single garage and gated driveway, provides valuable off street parking and secure storage. Meandering pathways, from both the front and side aspects, provide pedestrian access to the property, where a covered veranda, impresses with an intricate design. The most fitting entrance to this impressive home.

Internally the accommodation can be found over three floors all accessed via a central hallway and landing. Appointed to the ground floor, three separate reception rooms, including a large bay fronted sitting room with views and formal dining room, both overlooking the front garden. A further lounge benefits a second bay window, this time to the easterly aspect and overlooking the side garden, but offering direct access to the rear garden. Stunning feature fireplaces adorn both the sitting room and lounge. An 'eat in' kitchen, comprises numerous fitted wall and base units, sits proudly overlooking the rear garden and comfortably fits a breakfast table. From the kitchen a handy utility room can be found, again comprises numerous fitted cupboard and in turn leads to a ground floor shower room.

To the first floor can be found four double bedrooms, the principle bedroom enjoying a bay fronted aspect and benefitting a vast selection of built in wardrobes. The remaining three bedrooms, all of which are double in size all benefit built in wardrobes, whilst the guest bedroom offers a wash hand basin. The second of three bathrooms, this one comprises a four piece white suite, completes the first floor.

The second floor, accessed via a staircase leading from the first floor landing, offers an impressive array of additional living space.. With a comfy sitting area leading to a small kitchenette, a shower room and two further double bedrooms. Stunning, far reaching views of the surrounding area can be enjoyed from this floor.

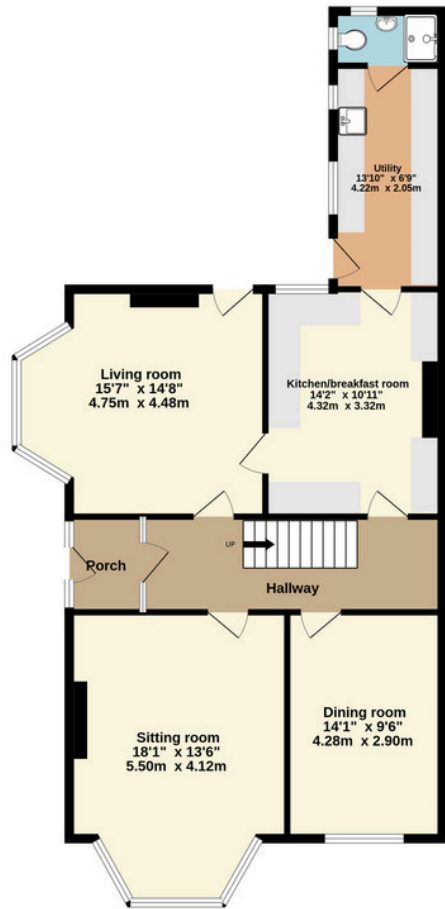
The property is positioned only a short walk to the highly regarded St Johns Primary School, whilst Keynsham High Street and Train Station are only moments away. The owner currently utilises an allotment, which can be found only a short walk away. Furthermore the property is double glazed and gas central heated, via a 'Worcester' gas boiler, located in the utility room and hot water cylinder to the first floor airing cupboard. A magnificent offering to the market, and one worthy of an early, internal inspection.



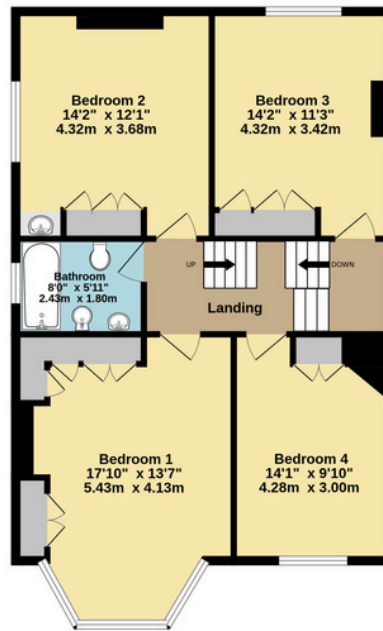




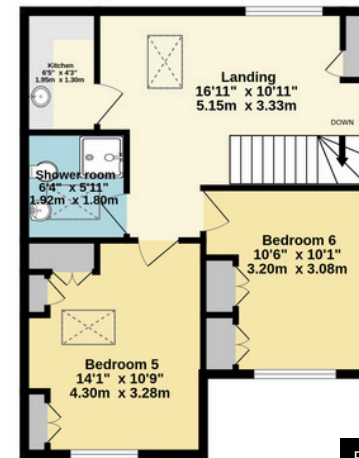
Ground Floor
957 sq.ft. (88.9 sq.m.) approx.



1st Floor
808 sq.ft. (75.1 sq.m.) approx.



2nd Floor
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 2309 sq.ft. (214.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

35 Charlton Road Keynsham BRISTOL BS31 2JG	Energy rating E	Valid until:	8 January 2034
		Certificate number:	2134-7629-5300-0211-3202

Property type	Semi-detached house
Total floor area	217 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

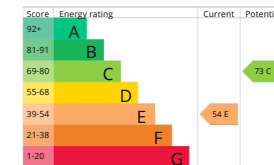
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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