

1 BROADLANDS AVE  
KEYNSHAM  
BRISTOL  
BS31 2DU  
£550,000



GREGORYS  
Estate Agents



**Offered to the market with no onward chain is this attractive, double bay fronted, family home. Occupying a pleasant corner plot, the property enjoys wrap around gardens and a private. elevated aspect to the front.**

**Internally the property has been enhanced by way of a double storey extension to the side elevation and a single storey rear extension. The side aspect has been completed to reflect the original design of this property. The second bay window adds a certain kerb appeal and now allows for a central entrance and hallway. Three ground floor rooms allow for a lounge & sitting room, both with bayed windows and overlooking the front garden. The third room has been utilised for many purposes, such as a formal dining room, a home office and most recently a fifth bedroom. The kitchen / diner is positioned to the rear of the property, taking full advantage of the extra space the rear extension provides. Bathed in natural light and offering generous proportions, this kitchen is truly the hub of the house. Further practical features include a large storage cupboard, a utility room, where the gas combination boiler can be found and then a ground floor cloakroom.**

**The first floor continues to impress, with all four bedrooms double in nature. The main, principle bedroom is a spacious room with a large double glazed window offering far reaching views of the area. A en-suite shower room benefits and comprises a three piece white suite. All three remaining bedrooms are comfortable doubles, offering generous proportions with lovely views to both the front and rear aspects. The family bathroom has been enlarged and comprises a three piece white suite.**

**Externally the property benefits a driveway which provides off street parking for multiple vehicles. The front garden is private in nature, whilst the rear garden enjoys a sunny, westerly orientation. Positioned within this quiet cul-de-sac, only a short walk to the high street and train station. A wonderful family home.**





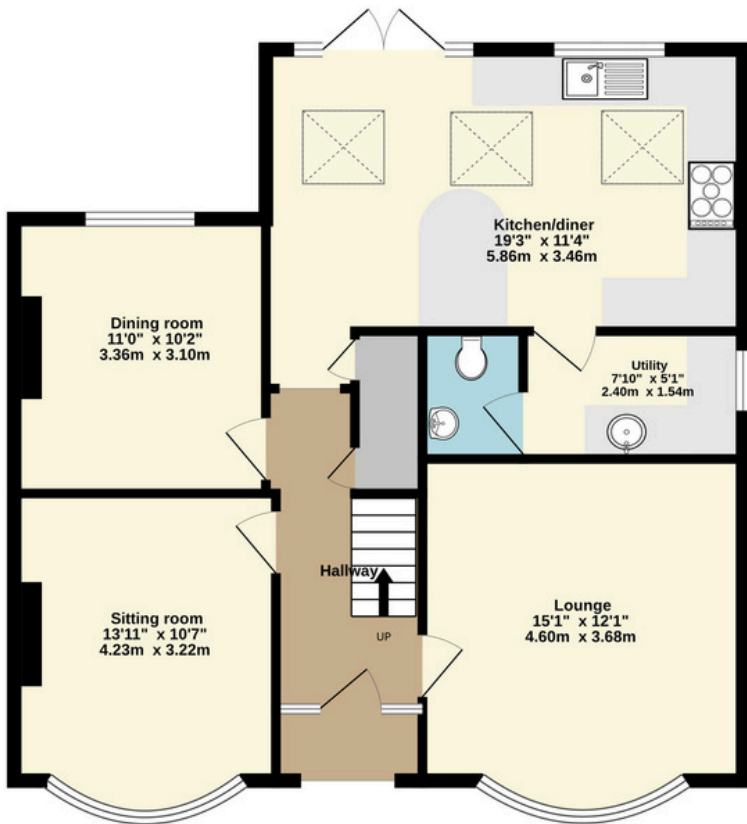








Ground Floor  
807 sq.ft. (74.9 sq.m.) approx.

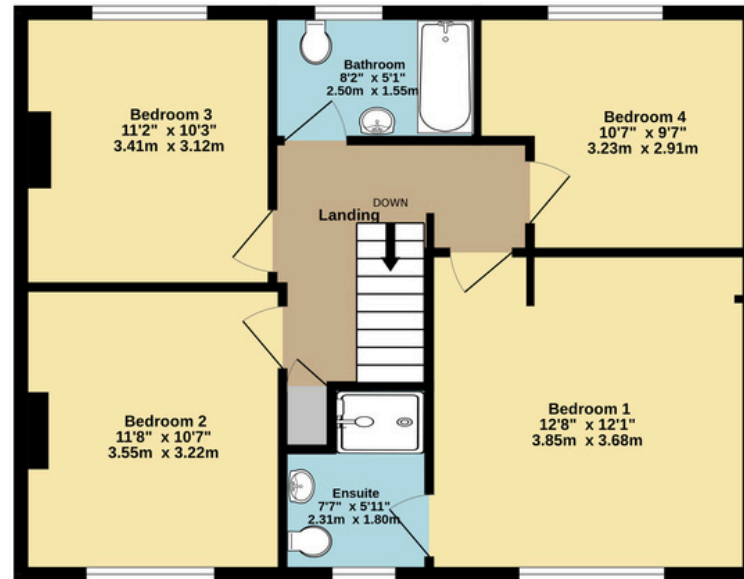


TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

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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1st Floor  
659 sq.ft. (61.3 sq.m.) approx.



#### Energy performance certificate (EPC)

1 Broadlands Avenue Bristol BS31 2DU	Energy rating <b>C</b>	Valid until: 3 July 2032
		Certificate number: 6380-2179-1130-2902-1721

Property type	Semi-detached house
Total floor area	134 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>.

#### Energy rating and score

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

[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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