



55 SHERWOOD ROAD
KEYNSHAM
BRISTOL
BS31 1DA
£435,000

POSITIONED ONLY A SHORT WALK AWAY FROM KEYNSHAM HIGH STREET, RAILWAY STATION & MEMORIAL PARK, CAN BE BE FOUND THIS EXTENDED FOUR BEDROOM SEMI-DETACHED HOME.

The sizable accommodation offers a spacious arrangement over two floors, benefiting from a two storey extension to the rear, and a well-considered rearrangement of the ground floor to now offer a practical utility room and cloakroom WC. Not only this, but during the current ownership the property has undergone a schedule of works to include newly fitted uPVC windows, new gas central heating system, and several cosmetic upgrades throughout.

The property welcomes with an entrance hall, which opens to a full width lounge to the front aspect, finished with a feature bay fronted window drawing in ample natural light. To the rear, an open plan kitchen/diner can be found, finished with a contemporary handleless fitted kitchen, and the room lending itself as an ideal entertaining area to host family and friends. Off the kitchen and completing the ground floor is the utility room, fitted with an additional sink basin and offering further storage, and the cloakroom WC.

Appointed to the first floor are four double bedrooms, all of which benefiting from comfortable proportions and the rear bedrooms benefiting from open views over the neighbouring green. Completing the internal arrangement is a modern three piece shower room, finished with a Wi-Fi controlled monsoon shower.

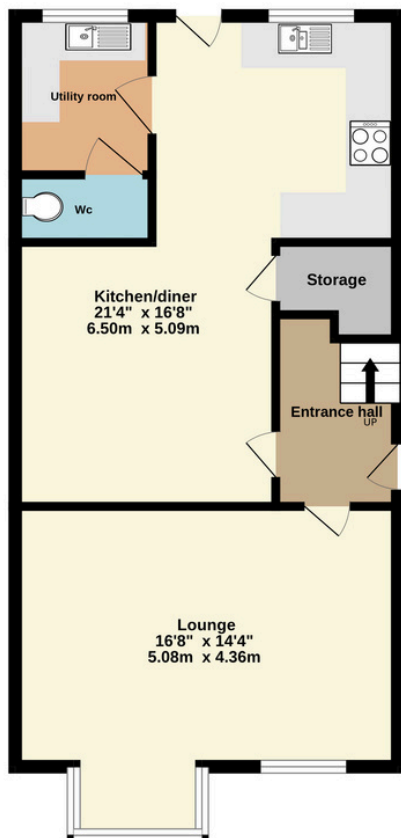
Externally, this attractive home continues to impress, benefitting from a generous sized garden, boasting a private rear aspect. The established rear garden is mainly laid to lawn, presented with mature shrubs & flowers, whilst also benefiting from a decked area to the rear and a feature pergola perfect for alfresco dining or hot tub space. To the front aspect, the property offers off street driveway parking for two vehicles, completing the offering.

An ideal family home falling within the highly desirable St. Johns Primary School catchment area, an early viewing of this offering comes highly recommended.

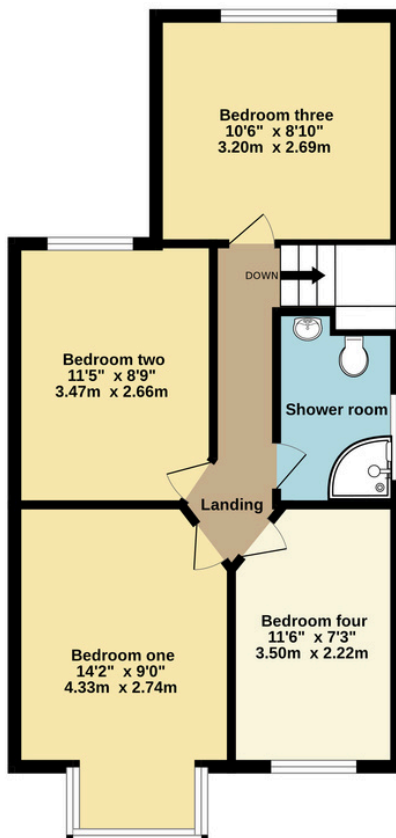




Ground Floor
561 sq.ft. (52.1 sq.m.) approx.



1st Floor
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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)

55, Sherwood Road Keynsham BRISTOL BS31 1DA	Energy rating D	Valid until: 8 November 2027
		Certificate number: 8413-6829-4249-2648-4902

Property type	Semi-detached house
Total floor area	96 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 D. It has the potential to be B.

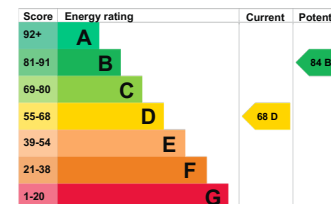
[See how to improve this property's energy efficiency.](#)

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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— E S T A T E A G E N T S —