



2 NEWLAND GROVE
KEYNSHAM
BRISTOL
BS31 1EE
£485,000

Set within a small development of only seven properties and located only a short walk from Keynsham high street and train station, can be found this impressive, detached property.

This spacious family home, offers a wonderful opportunity for those buyers seeking a modern property, yet one not positioned within a large new build development. Not only is it perfectly positioned to enjoy the array of facilities within the high street, the highly regarded St John's Primary School can be found nearby.

Internally the property offers generous room proportions over three floors. The ground floor comprises an entrance hallway with stairs leading to the first floor, a handy downstairs cloakroom and access to the lounge and kitchen/diner. The lounge can be found to the front of the property with a feature, square bay window overlooking the front aspect. The kitchen/diner spans the full width of the property with views and direct access to the rear garden. The kitchen itself comprises a large number of high gloss built in wall and base units.

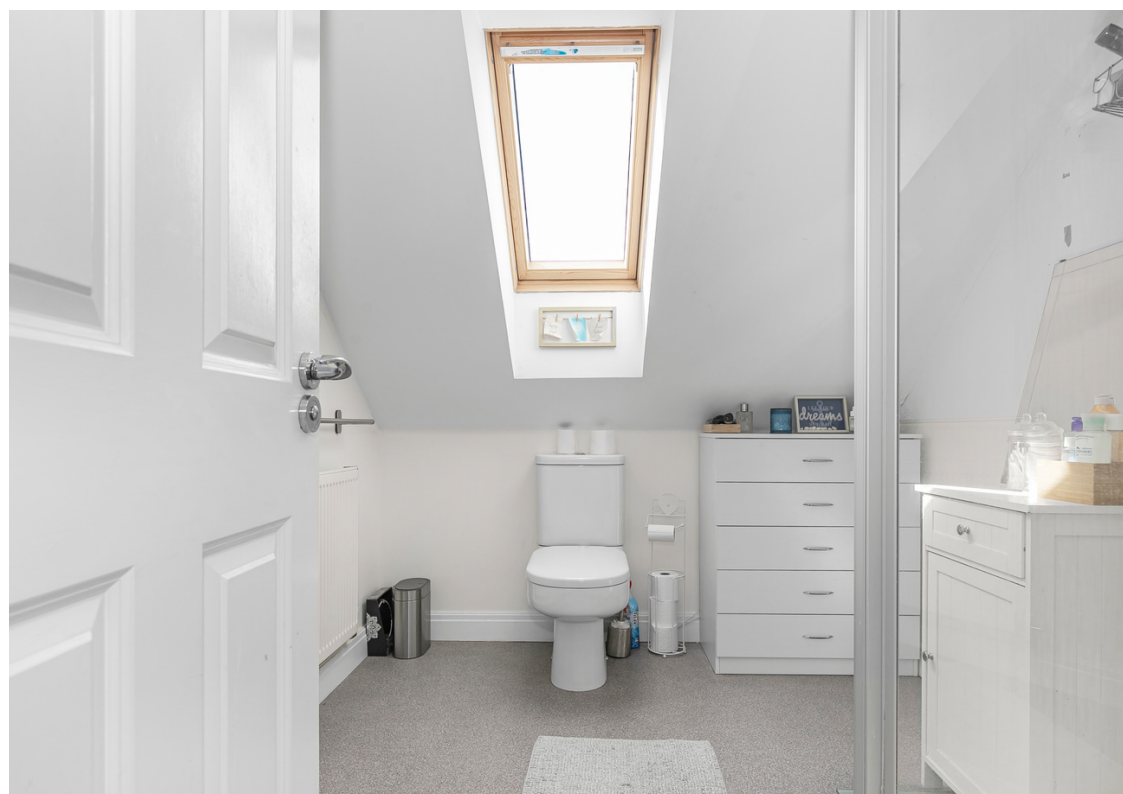
To the first floor can be found three of the four bedrooms. Two of the bedrooms are generous double bedrooms, with the third a comfortable single bedroom. The main family bathroom can be found to this floor and comprises a three piece white suite. A door leads to the extended landing space where stairs can be found leading to the second and top floor. The principle bedroom suite sits proudly upon this floor and comprises a lovely double bedroom, an en-suite shower room comprising a three piece white suite and a large walk in wardrobe area, incorporating further storage within the eaves.

Externally the property continues to impress with a private and sunny, south facing rear garden, whilst a small front garden comprises a paved pathway with borders of shrubs and plants. A single garage (complete with power and light) together with a driveway provides off street parking.

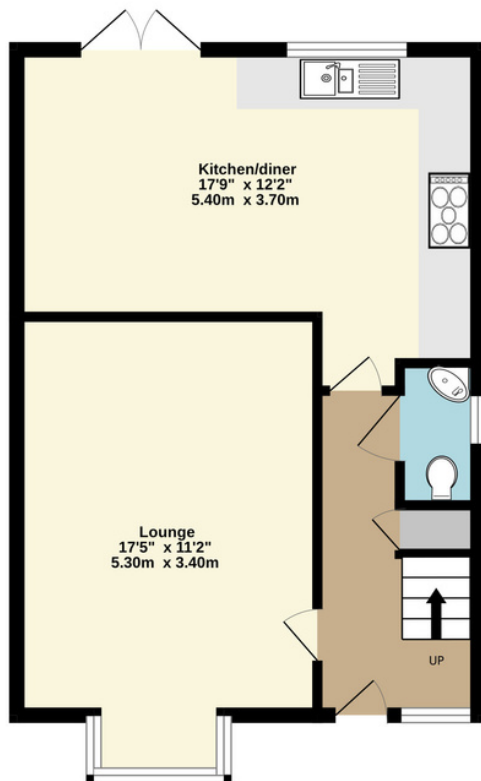
A truly stunning property, one worthy of an early viewing.



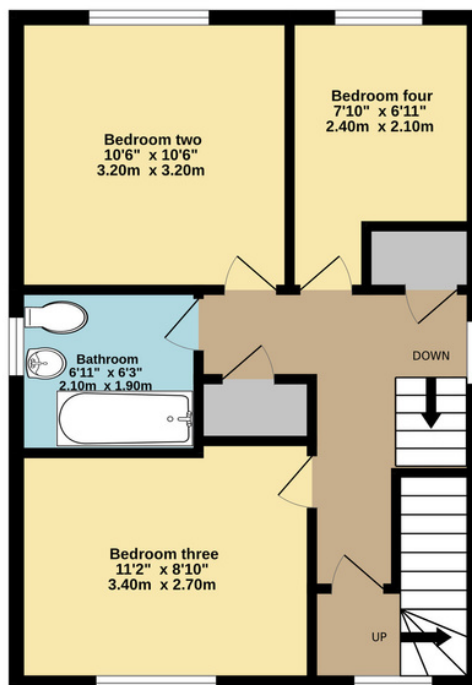




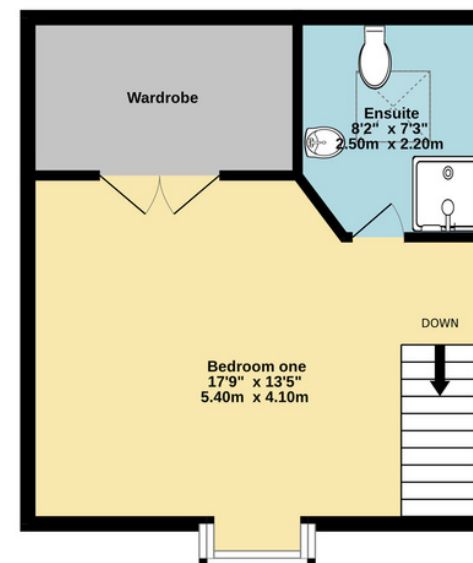
Ground Floor
459 sq.ft. (42.7 sq.m.) approx.



1st Floor
445 sq.ft. (41.3 sq.m.) approx.



2nd Floor
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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)			
2 Newland Grove Park Road Gerrards Cross BS31 1EE	Energy rating C	Valid until:	15 June 2035
		Certificate number:	1335-4825-2500-0146-1296

Property type	Detached house
Total floor area	118 square metres

Rules on letting this property

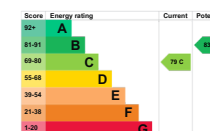
Properties can be let if they have an energy rating from A to E.

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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