



37 OAKFIELD ROAD
KEYNSHAM
BRISTOL
BS31 1JH
£550,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, AND BENEFITTING FROM A PRIME POSITION WITH A SOUGHT-AFTER WELLSWAY CUL-DE-SAC, CAN BE FOUND THIS DETACHED TWO BEDROOM BUNGALOW.

Backing onto the neighbouring Manor Road playing fields, this attractive offering enjoys uninterrupted views towards Kelston Round Hill, and benefits from an impressive rear garden boasting enviable privacy. Not only this, but the established garden is equally as impressive, perfect for the garden enthusiast, whilst also lending itself to further extensions (SSTP) should any new owners wish to explore the possibilities.

In its current form, this excellently cared for home offers a well-balanced arrangement, benefitting from comfortable room proportions throughout as well as offering ample versatility. The bungalow welcomes with an entrance hallway, leading to a comfortable lounge sitting to the front aspect, whilst to the rear can be found a spacious dining room. The dining room lends itself to entertaining, benefitting from sliding doors leading to the bright conservatory, whilst also opening into the kitchen/breakfast room finished with ample worktop space and storage. The accommodation offers two double bedrooms, both benefitting from fitted wardrobe space, whilst the primary bedroom also features an attractive bay window to the front aspect. Finally, completing the internal offering is a three piece bathroom with an electric power shower over. The well-kept accommodation allows any new owner to move in with ease, whilst also offering a great opportunity for someone to carry out updating works over time should they wish.

Externally, the home makes an inviting first impression, welcoming with a well presented front garden mainly laid to lawn & finished with established beds. Also to the front aspect can be found ample driveway parking, leading to a practical single garage that benefits from an electric roller door, lighting & power. Heading to the rear, the large back garden offers two patio areas, ideal for following the sun over the course of the day, and perfect for alfresco dining. The remainder of the space is laid to lawn, with boundary hedgerows & feature trees, whilst also enjoying direct rear access onto the playing fields behind, perfect for a morning dog walk, or tiring out energetic grandchildren!

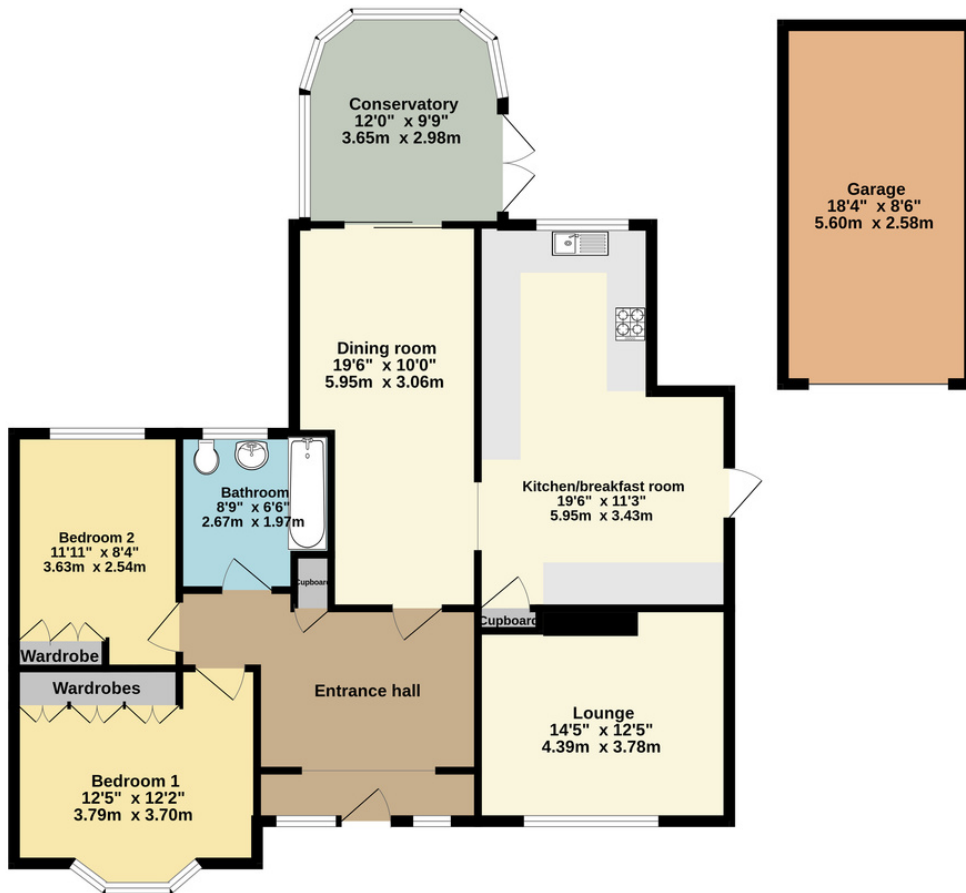
A welcomed addition to the market, an early viewing comes highly recommended.







Ground Floor
1214 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.7 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)

37 Oakfield Road Keynsham BRISTOL BS31 1JH	Energy rating E	Valid until:	31 July 2035
		Certificate number:	0340-2899-1530-2275-0311

Property type	Detached bungalow
Total floor area	93 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 E. It has the potential to be C.

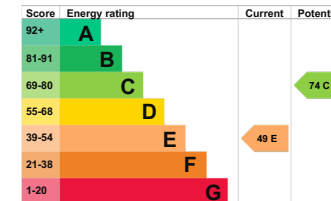
[See how to improve this property's energy efficiency.](#)

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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