



Charlton Road, Keynsham
£785,000





69 Charlton Road, Keynsham, Nr Bristol, Bath & North East Somerset, BS31 2JQ

This exceptional house is a well presented bay fronted five bedroom three reception room Victorian semi offering 2,400 Sq Ft of accommodation plus detached double garage, private enclosed gardens and level walking distance to Keynsham amenities.

- Large Semi Detached Period Property
- Additional Reception Room/Office
- Detached Double Garage
- Bay Windowed Sitting & Dining Rooms
- Five Bedrooms (One With En-Suite)
- Private Walled Gardens
- Kitchen/Breakfast Room With Appliances
- Modern Family Bathroom
- Gas Central Heating & Double Glazing



The Property

This exceptional house is a well-presented bay fronted Victorian property retaining many of its period features and offers generous accommodation along with gas fired central heating with Worcester Bosch boiler, enclosed gardens and detached double garage.

An ideal family home benefiting from three reception rooms, kitchen/breakfast room, utility & cloakroom on the ground floor. On the first floor there is a master en-suite, three further bedrooms & family bathroom.

Additionally, on the second floor there is a huge bedroom five with a large dormer window providing some splendid views, loft room with further storage (potential for further development). Other benefits include a new roof, Aqualisa digital showers and a water softener. An internal inspection is highly recommended to fully appreciate the home and the setting.

The Situation

The town of Keynsham is well placed for the commuter with mainline railway station providing direct access to Bath, London and Bristol.

The property is within easy walking distance to Keynsham High Street offering a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

The Georgian City Bath is approximately 8.5 miles away, Bristol 7.5 miles, M4 Junction 18 14.5 miles and Bristol Airport approximately 25 mins drive. This is a highly accessible location within excellent school catchment areas both in the public and private sectors.

Entrance Lobby

Wooden front door, two double glazed side windows, oak effect flooring, two wall light points, dado rail, part glazed door and matching side panels.

Entrance Hall

Stairs to first floor, oak effect flooring, dado rail, under stair cupboard.

Sitting Room

Large splay bay with double glazed windows to the front, feature fireplace with Coal effect gas fire set in marble hearth and wood surround, ornate ceiling cornice, picture rail.

Reception Room/Office

Two double glazed windows, picture rail, fireplace.

Family/Dining Room

Splay bay with double glazed windows, double glazed French doors to garden, Picture rail, ceiling cornice, stone fireplace.

Kitchen/Breakfast Room

Double glazed window overlooking the garden, double bowl stainless steel sink unit with mixer tap set in roll top work surfaces with cupboards under, adjacent work tops with cupboards and drawers under, integral dishwasher, integral fridge, stainless steel range cooker with matching hood over, larder cupboard, eye level wall units, concealed ceiling lights, space for table and chairs.

Utility Room

Double glazed window overlooking the garden, one and a half bowl stainless steel sink unit with mixer tap set in roll top work surfaces with cupboard under, space for appliances, plumbing for washing machine, wall mounted gas boiler, door to outside.

Walk-In Pantry

Ceramic tiled floor, shelving.

Cloakroom

Low level WC, wall mounted wash hand basin with tiled splash back, double glazed window.

First Floor Landing

Stairs to second floor, dado rail, wall light points.

Bedroom One

Large splay bay with double glazed windows to the front, ornate cornicing, door to en-suite.

En-suite

Walk-in shower cubicle with shower head over, vanity wash hand basin with tiled splash back, concealed cistern WC, chrome ladder style radiator, extractor fan.

Bedroom Two

Double glazed window to the rear, picture rail, three double built-in wardrobes with matching fitted drawers, concealed ceiling spot lights.

Bedroom Three

Double glazed window to the rear, double built-in wardrobes with cupboards above, picture rail.

Bedroom Four

Double glazed window to front, picture rail.

Family Bathroom

Modern contemporary white suite comprising double ended bath and centre taps and tiled surround, tiled cubical with shower over, vanity wash hand basin with tiled splash back, concealed cistern WC, tiled floor, double glazed window, chrome ladder style radiator.

Second Floor Landing

Borrowed light.

Bedroom Five

Large dormer window with splendid views, door to storage room.

Loft Storage Room

Shelving power and light with door leading to a further area of storage with potential for further development, subject to the relevant planning consents.

Outside

To the front is an enclosed walled garden with lawn flower beds and path leading to the front door. In turn this leads to a gate giving access to the rear of the property.

The rear garden is landscaped including patio, rockery, pergola, lawned area interspaced with flower beds containing various shrubs and plants, walled to the boundaries with rear pedestrian access and a door leading to the garage.

Double Garage

With electrically operated roller door, power and light, eaves storage.











Approximate total area⁽¹⁾

3199.41 ft²

297.23 m²

Reduced headroom

295.37 ft²

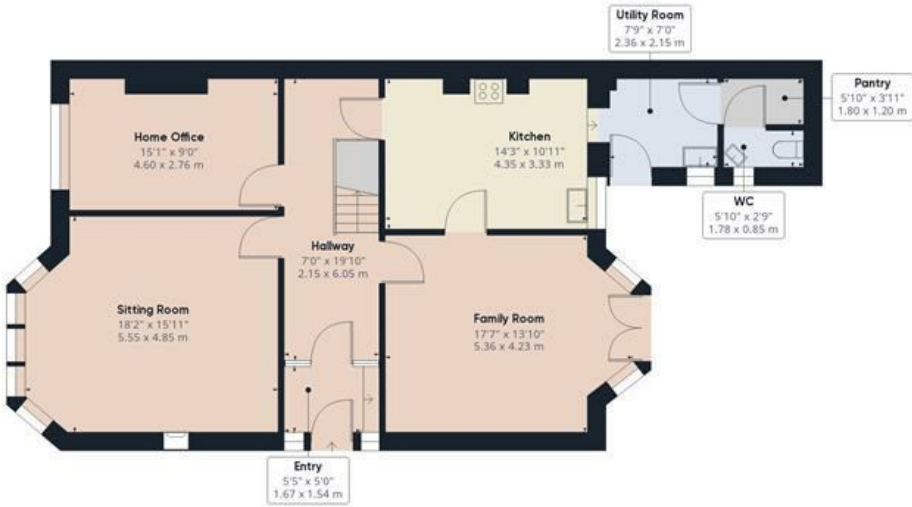
27.44 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

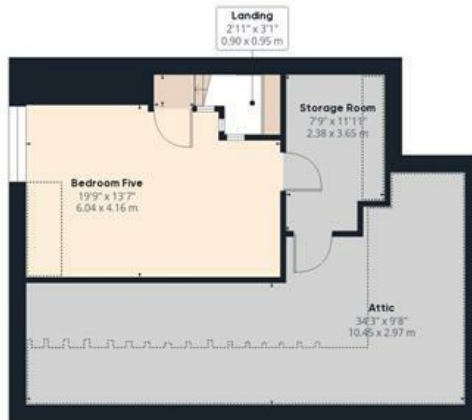
GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
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- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

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Miscellaneous items

EPC: E

Council Tax: E

Utilities: All main services

Authority: Bath & North East Somerset Council

Tenure: Freehold

For more information or to book a viewing, please contact:

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