



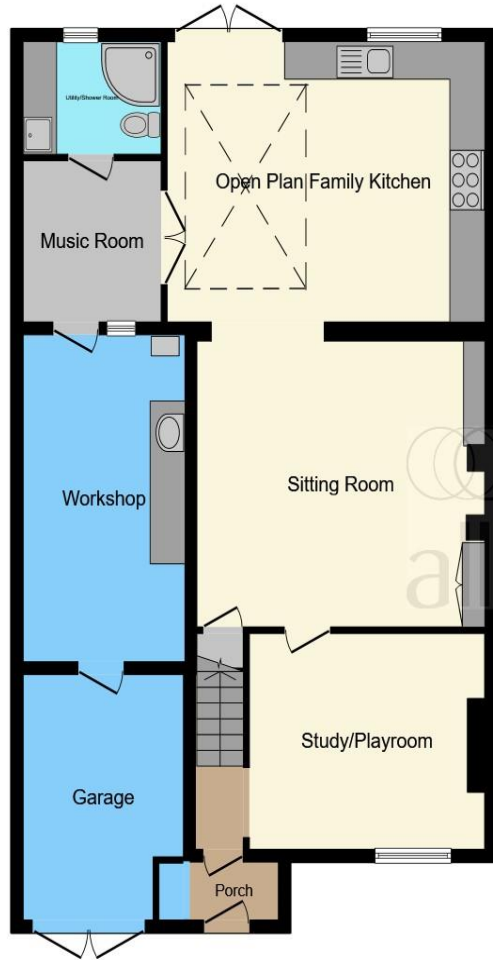
**Albert Road, Keynsham Bristol BS31 1AA**

**welcome to**

**Albert Road, Keynsham Bristol**

This Spacious period family home offers flowing and unique accommodation, plus walled garden, substantial studio, mainline train station just 15 minutes walk away (commuter line to Bath and Bristol). Bordering both the bustling highstreet of Keynsham, glorious memorial gardens and the river Chew,





**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Porch**  
8' 2" x 3' 8" Max ( 2.49m x 1.12m Max )

**Entrance Hall**

**Office/playroom**  
11' 8" x 11' 3" ( 3.56m x 3.43m )

**Sitting Room**  
15' x 15' 4" to fireplace ( 4.57m x 4.67m to fireplace )

**Open Plan Family Kitchen**  
17' 11" x 14' 8" ( 5.46m x 4.47m )

**Music Room**  
8' 4" x 7' 9" ( 2.54m x 2.36m )

**Utility Room**  
7' 9" x 5' 10" ( 2.36m x 1.78m )

**Internal Workshop**  
17' 4" x 8' 8" ( 5.28m x 2.64m )

**Garage**  
15' 4" x 8' 7" Max ( 4.67m x 2.62m Max )

**Landing**

**Bedroom 1**  
13' 3" x 9' 9" ( 4.04m x 2.97m )

**Bedroom 2**  
11' 6" x 8' 11" ( 3.51m x 2.72m )

**Bedroom 3**  
12' 5" x 8' 7" ( 3.78m x 2.62m )

**Bedroom 4**  
12' 6" x 8' 8" ( 3.81m x 2.64m )

**Bedroom 5**  
8' 2" x 6' 10" ( 2.49m x 2.08m )

**Bathroom**  
8' 4" x 5' 10" ( 2.54m x 1.78m )

**Garden Studio**  
25' 7" x 7' 9" ( 7.80m x 2.36m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Albert Road, Keynsham, Bristol

- Victorian Character home
- Accessible to train station
- Flexible spacious accommodation
- 5 Bedrooms
- Walled Garden

Tenure: Freehold EPC Rating: D

**£685,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT109203](https://allenandharris.co.uk/Property/BAT109203)



Property Ref:  
BAT109203 - 0005

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**01225 425111**



Bath@allenandharris.co.uk



7 Princes Buildings, BATH, Avon, BA1 2ED



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