



## 52 Park Road, Keynsham, BS31 1BU

**Offers Over £635,000**

An extremely well presented DETACHED EDWARDIAN PROPERTY located close to local amenities and a short walk from Keynsham High Street with local transport links and within the catchment area for St Johns School. With period features throughout this ideal family home is arranged over three floors and benefits from flexible living accommodation on the ground floor, uPVC double glazing, gas fired central heating, a generously sized mature rear garden and off street parking for a number of vehicles along with DETACHED DOUBLE GARAGE AT THE REAR. An internal inspection is highly recommended.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via front door giving direct access into

### Hallway



Stairs rising to first floor landing, wood flooring, double radiator, high ceilings, coving, central ceiling rose, deep skirting boards, doors to sitting room, w/c, lounge and kitchen.

### Understairs W/C



Obscured uPVC double glazed window to side aspect, low level w/c, corner wash hand basin with chrome mixer tap over, coving, tiled flooring, wall mounted chrome heated towel rail, part tiled walls, door to understairs storage cupboard.

### Sitting Room

16'1" x 14'0" (4.91 x 4.29)



Feature uPVC sash bay windows to front aspect, woodburning fire with stone surround and mantel over, granite hearth, central ceiling rose, coving, picture rail, wall lights, double radiator.

### Kitchen/Breakfast Room

21'9" x 8'11" (6.65 x 2.73)



uPVC double glazed windows to side and rear aspects, double glazed door to sun room, tiled flooring with electric underfloor heating, a range of modern wall and floor units with worksurface over, 1 1/4 bowl ceramic sink drainer unit with mixer taps over, tiled splashbacks, under unit lighting, 5 ring gas hob with extractor hood over, full sized integrated dishwasher, space and plumbing for automatic washing machine, Zanussi oven and grill, inset spots, space for freestanding fridge freezer, double radiator, storage cupboard housing Worcester gas boiler.

### Dining Room

12'2" x 11'1" (3.71 x 3.39)



Aluminium sliding double glazed patio doors to sun room, wooden flooring, wall lights, coving, wall mounted contemporary upright radiator, opening to lounge.

## Lounge

13'1" x 12'2" (4.00 x 3.71)



Feature open fire (currently disconnected) with tiled slips, stone surround and wooden mantel over, built glazed fronted alcove shelving unit with drawers and cupboard, central ceiling rose, wooden flooring.

## Conservatory

15'8" x 5'8" (4.78 x 1.73)



Double glazed sliding doors giving access to the rear garden, pedestrian obscured glazed door with matching side panels to side and rear garden, polycarbonate roof, tiled flooring.

## First Floor Landing



uPVC double glazed window to side aspect, central ceiling rose, coving, stairs rising to second floor landing, doors to three bedrooms and bathroom.

## Family Bathroom

8'5" x 6'11" (2.58 x 2.11)



Obscured uPVC double glazed window to front aspect, suite comprising concealed cistern w/c, wash hand basin with mixer taps over and storage cupboards beneath, panelled bath with curved glazed shower screen and electric Mira Sport shower over, fully tiled, tiled flooring, chrome heated towel rail, coving.

### Master Bedroom

16'6" x 13'11" (5.04 x 4.26)



uPVC feature bay fronted sash windows to front aspect, double radiator, ceiling roses, coving, storage cupboard with shelving, fitted wardrobes with hanging rail and shelving.

### Bedroom Two

11'11" x 9'11" (3.64 x 3.03)



uPVC double glazed window to rear aspect, single radiator, understairs storage cupboard.

### Bedroom Three

9'1" x 9'1" (2.77 x 2.77)



uPVC double glazed window to rear aspect, single radiator, a range of fitted cupboards with hanging rail, cupboard housing pressurised water tank.

### Second Floor Landing

Door to bedroom four/study.

### Bedroom Four/Study

14'0" x 11'9" (4.28 x 3.60)



Double Velux windows to rear aspect, eaves storage cupboards, single radiator, double doors to storage space, door to w/c.

## W/C



Low level w/c, wash hand basin with storage beneath, tiled flooring, light and extractor.

## Outside



The front of the property is accessed via double wrought iron gates onto the driveway providing ample off street parking and access to the DOUBLE GARAGE, There is a pathway with steps leading to the front door. The remainder is laid to lawn and mulched borders with recently rebuilt front retaining walls with cock and hen finish with an established Magnolia tree with borders beneath, The front is enclosed by Beach hedging and stone walling with cock and hen finish. Access to the rear garden is up the side of the property. The rear garden has a patio area immediately adjacent to the rear of the Sun Room providing a pleasant area for al fresco dining, a pathway with steps up lead to the remainder of the garden which is of a generous size and is laid mainly to lawn with established mature borders containing apple and pear trees, holly and spring bulbs, herbaceous perennials and shrubs. An archway leads through to an area of enclosed low level fruit and vegetable garden. A greenhouse is also included in the sale. At the top of the garden there is a further area laid to lawn which is currently being used as a play area for children. The rear garden is enclosed mainly by wood panel fencing with concrete posts and gravel boards and stone walling with cock and hen finish.

## Double Garage

22'5" x 18'8" (6.85 x 5.69)

2 metal up and over doors, power and light connect,

small work bench, uPVC double glazed window enjoying pleasant views up the garden.

## Directions

Sat Nav BS31 1BU

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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