



18 ALEXANDER ROAD  
KEYNSHAM  
BRISTOL  
BS31 2TB  
£450,000



GREGORYS  
ESTATE AGENTS

**FOUND ON THIS SOUGHT-AFTER MODERN DEVELOPMENT NEARBY THE SCENIC ABBOTS WOOD, WHILST BEING EASILY ACCESSIBLE TO KEYNSHAM HIGH ST, MEMORIAL PARK & RAILWAY STATION CAN BE FOUND THIS SIZEABLE THREE BEDROOM END OF TERRACE TOWNHOUSE.**

Constructed by the reputable housebuilders Messrs 'Bloor Homes' circa 2019, this desirable estate has grown in popularity in recent years, due to its close knit community proving particularly popular with family buyers. The property makes an inviting first impression, impressing with an attractive stone fronted facade paired with a single garage & driveway parking to the side aspect. Inside, the home has a wonderfully sociable layout. The spacious lounge sits at the front of the property and flows through double doors into an impressive kitchen/diner. You can keep the doors closed for a cosier feel or open them up to create a fantastic open-plan entertaining space, lending itself to hosting family & friends.

The kitchen/diner is bright and airy, with French doors opening onto the landscaped rear garden with floor-to-ceiling side windows allowing plenty of natural light to pour in. There's a generous range of fitted wall and base units along with a selection of premium integrated appliances, making it both stylish and practical. A cloakroom and separate utility room add everyday convenience, sure to be appealing to many.

Upstairs, the bright gallery landing leads to two good-sized double bedrooms, both well-proportioned and ideal for family, guests or home working. The family bathroom features a neutral four-piece suite, offering both a bath and separate shower.

The top floor is dedicated to the principal bedroom suite and really is a standout feature of the home. With vaulted ceilings, fitted wardrobes and an abundance of space, this attractive bedroom is sure to leave a lasting impression. There's also an ensuite shower room and a versatile dressing area, completing this impressive top-floor suite.

Externally, the rear garden enjoys enviable privacy from neighbouring homes, a rare feature for many modern properties and has been thoughtfully landscaped with low maintenance in mind. The garden offers a sizeable paved area perfect for alfresco dining, with a raised composite deck area positioned to enjoy the late afternoon sun. Gated side aspect leads to the front aspect & to the personnel door that opens into the single garage.

A premium offering which is simply a must view.



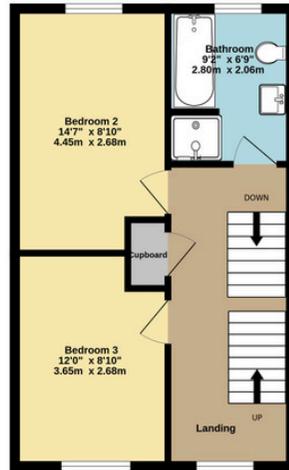




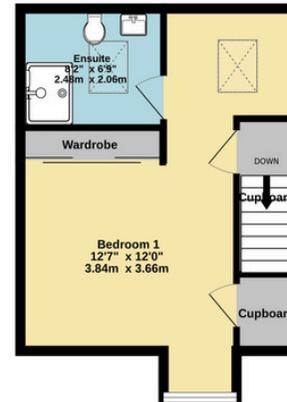
Ground Floor  
735 sq.ft. (68.3 sq.m.) approx.



1st Floor  
419 sq.ft. (38.9 sq.m.) approx.



2nd Floor  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 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)

18, Alexander Road Keynsham BRISTOL BS31 2TB	Energy rating	Valid until:	5 November 2030
	<b>B</b>	Certificate number:	0368-5915-8369-1730-8270

Property type	End-terrace 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) (<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 B. It has the potential to be A.

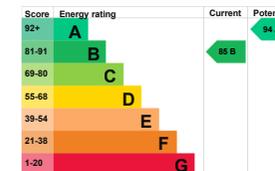
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get aratingfromA(best)toG (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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