



8 LYNDHURST ROAD  
KEYNSHAM  
BRISTOL  
BS31 1RQ

OFFERS OVER £575,000



GREGORY'S  
ESTATE AGENTS



**POSITIONED TO THE HEAD OF A SOUGHT-AFTER  
CUL-DE-SAC ON THE DESIRABLE WELLSWAY,  
SITS THIS EXTENDED FOUR BEDROOM SEMI-  
DETACHED HOME, OFFERED TO THE MARKET  
WITH A COMPLETE ONWARD CHAIN.**

Having been in the family for over 35 years, this welcoming home now offers a rare opportunity to those searching for a sizeable family residence in an attractive neighbourhood, situated nearby excellent local schools & within walking distance of Manor Road playing fields & woodlands.

The extended accommodation offers space in abundance spanning over 1,400 Sq ft, benefitting from comfortable room proportions throughout and a traditional arrangement sure to appeal to many. The well-cared for home welcomes with an entrance hall, opening to a large, full length lounge/diner, perfect for entertaining the family, and benefits from 'French' doors opening onto the raised decked area. Sitting to the rear of the ground floor can be found the kitchen/breakfast room, fitted with generous amounts of storage & worktop space, and enjoys a bright disposition due to the vaulted ceiling & Velux window. Finally, completing the ground floor arrangement is a practical utility room, with personnel access into the large integral garage, and giving access to a handy cloakroom WC.

To the first floor, four bedrooms can be found, three of which being spacious double rooms, with the primary bedroom benefitting from a contemporary four piece ensuite fitted with premium fixtures to include a rainfall shower enclosure. Finally, an additional three piece family bathroom fitted with a neutral suite, completes the internal offering.

The external offering of this charming bay fronted 1950s home is equally as impressive, enjoying wrap around gardens & ample driveway parking. To the rear, the south facing rear garden is mainly laid to lawn and is framed by mature borders. A raised decked area sits to one corner of the garden, lending itself as an ideal space for summer BBQ's, and enjoys enviable privacy from neighbouring properties. Gated side access leads to the front aspect, with the driveway able to accommodate several vehicles comfortably.

Now opening its doors for its next chapter, an early viewing of this complete family homes comes highly recommended.













Ground Floor  
1005 sq.ft. (93.3 sq.m.) approx.

1st Floor  
649 sq.ft. (60.3 sq.m.) approx.

### Energy performance certificate (EPC)

8 Lyndhurst Road Keynsham BRISTOL BS31 1RQ	Energy rating <b>C</b>	Valid until:	20 October 2035
		Certificate number:	2301-3955-7200-9285-7200

Property type	Semi-detached house
Total floor area	130 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 C. It has the potential to be C.

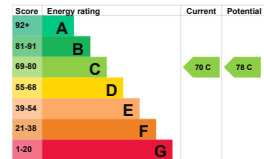
[See how to improve this property's energy efficiency.](#)

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

**Properties get an arating 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



TOTAL FLOOR AREA : 1654 sq.ft. (153.6 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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G R E G O R Y S  
— E S T A T E A G E N T S —