



19 REYNOLDS CLOSE  
KEYNSHAM  
BRISTOL  
BS31 1LX  
£415,000

**Offered to the market with no onward chain and positioned within this attractive, popular cul-de-sac in Keynsham, can be found this semi-detached property. This leafy residential location provides easy access both in and out of Keynsham, with highly regarded primary and secondary schools, Keynsham's bustling high street and the convenient train station all only a walk away.**

**This impressive property has been a wonderful family home for many years. The accommodation has been enhanced to the ground floor with the introduction of a downstairs cloakroom, a single storey rear extension to the lounge and a garage extension to the front aspect. This benefits, what was already a spacious home, with many rooms on both floors impressing with generous room proportions.**

**Externally the property benefits a sunny, westerly rear garden, complete with numerous outbuildings. Side pedestrian access leads to the front garden, whereby a driveway provides off street parking and leads to the single garage. The garage, complete with an electric roller door, provides access to the side aspect via a Upvc double glazed door and comprises a 'Worcester' gas boiler.**

**Once inside the home, the entrance hall greets, with large double glazed windows bathing the area in natural light and with an elevated ceiling providing a feeling of space from the very first moment. The hallway leads to the cloakroom and formal dining room, positioned overlooking the front garden. The kitchen comprises a large selection of fitted wall and base units with expansive work surfaces over. A double glazed window overlooks the rear garden whilst a Upvc double glazed door provides access to the side aspect. The lounge, spacious, in nature is the perfect family room with an abundance of space to enjoy. Large double glazed sliding patio doors provide an aspect and direct access to the rear garden.**

**To the first floor and via the gallery landing can be found three bedrooms and the bathroom, all of which continue to impress in size. All three bedrooms are true double with the largest two benefitting fitted wardrobes. The bathroom has been replaced over recent years and now presents as a contemporary shower room, comprising a three piece white suite. Additional storage cupboard by way of the airing cupboard can be found within the bathroom.**

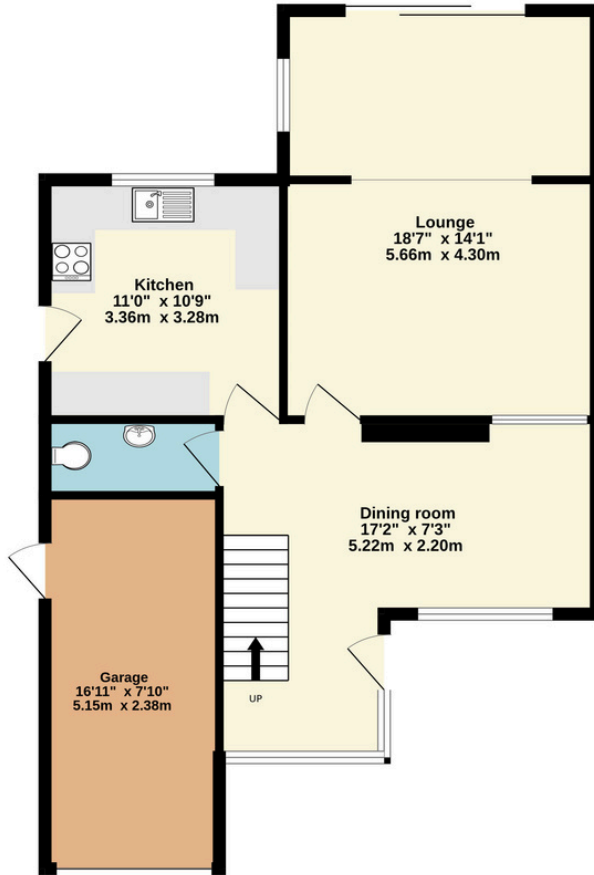
**The property is double glazed and gas central heated and although cosmetically investment may be needed, this is truly a wonderful family home, just waiting for the next owner to enjoy and fully appreciate. With many neighbouring properties having enhanced and tweaked the layout further, the possibility to stamp your own mark on this home is very much evident. A must view in our opinion.**



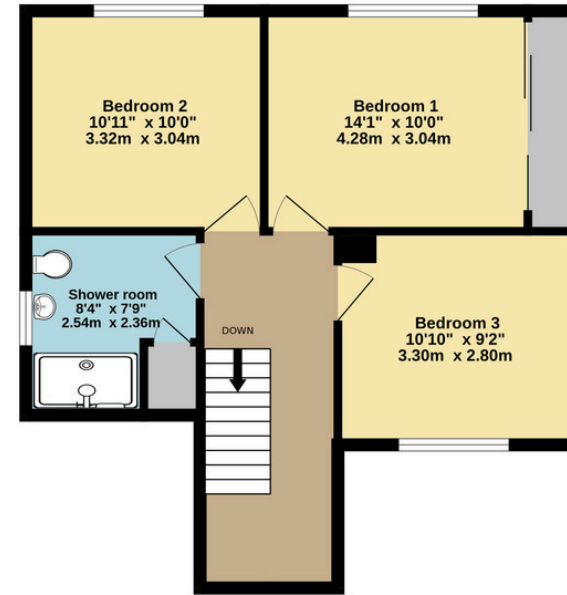




Ground Floor  
731 sq.ft. (68.0 sq.m.) approx.



1st Floor  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 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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