



18 ALBERT ROAD
KEYNSHAM
BRISTOL
BS31 1AA
£785,000

An attractive, bay fronted, detached residence, presented to an excellent decorative standard and boasting substantial accommodation across all three floors, This period property has been lovingly cared for over the years, with numerous additions to the accommodation being made since its original build.

Positioned within this popular location in Keynsham, with many local facilities found only a short walk away. this six bedroom property is perfect for any family buyer. Highly acclaimed primary and secondary schools can be found nearby, whilst the bustling High Street and convenient train station are all on your doorstep. For those looking for a quieter life, beautiful open countryside walks via the historic Dapps Hill make for a wonderful walk, particularly when a stop at The Compton public house is enjoyed.

Internally the accommodation is substantial in nature, bathed in natural light and well presented. The list of rooms is extensive and makes for a wonderful family home, with the possibility of multi generational living if needed.

An entrance vestibule and hallway greets, with stairs leading to the first floor and a handy under stairs storage cupboard. From the hallway, doors lead to the sitting room, formal dining room and the kitchen. The main reception room is the sitting room. Formally two rooms, this impressive space spans the entire length of the property with double glazed bay window to the front aspect and a double glazed window overlooking the rear garden. The formal dining room again impresses in proportion and opens directly to the kitchen. The kitchen itself comprises numerous built in wall and base units with expansive work surfaces over, including a breakfast bar with seating under. The kitchen overlooks the rear garden and provides direct access via the Upvc door. A much sought after utility room is further fitted storage with space and plumbing for appliances. The cloakroom can then be found via the utility room.





Still to the ground floor and positioned from the sitting room to a quiet corner of the home, can be found the home office. Used for many purposes over its time, currently set as a part time gym and playroom for the grandkids. A personal door then provides access to the double garage.

To the first floor can be found four bedrooms, an en-suite and family shower room. Three of the bedrooms on this floor present as spacious double bedrooms, with the smallest a comfortable single bedroom. The principle suite is an impressive room, large in proportion and benefitting an equally generous en-suite bathroom. The ensuite comprises a four piece white suite, including a separate shower enclosure and roll top bath. The family bathroom has been converted into a luxury shower room, again comprising a modern white suite.

Stairs from the first floor landing then lead to the second floor, where from the landing can be found two further bedrooms. Both bedrooms are lovely double bedrooms, both flooded in light due to the multiple 'Velux' windows. The largest of the two bedrooms on this floor benefits a wash hand basin set in vanity unit.

To the front of the property, the garden has been landscaped and matured into a private area with tall boundary hedgerow and low level wall to the front aspect. A manicured lawn area with paved pathway leads to the entrance door and beyond, with a side pedestrian access gate leading to the side and rear aspects. Off street parking is via the driveway which in turn leads to the double garage. The garage itself provides vehicle access via an electric up and over door and benefits power, light and storage into the eaves. To the rear of the property a well cared for garden comprises a beautiful selection of mature plants and shrubs. A true family garden and one that has seen many BBQ's with numerous seating areas, perfect for the extended family.

With so many further benefits, this property is a must view to visit, explore and appreciate all it has to offer.



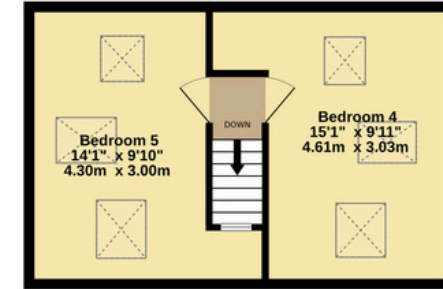
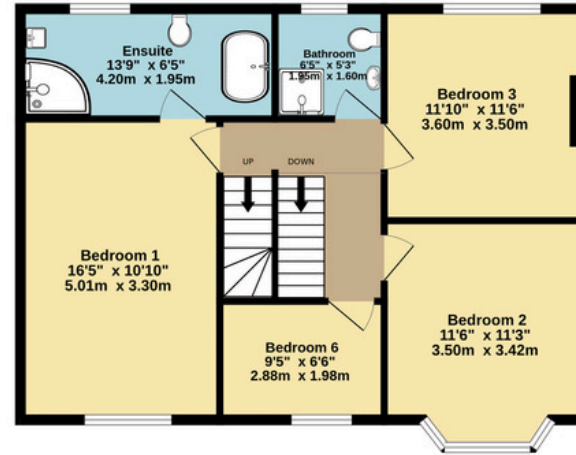
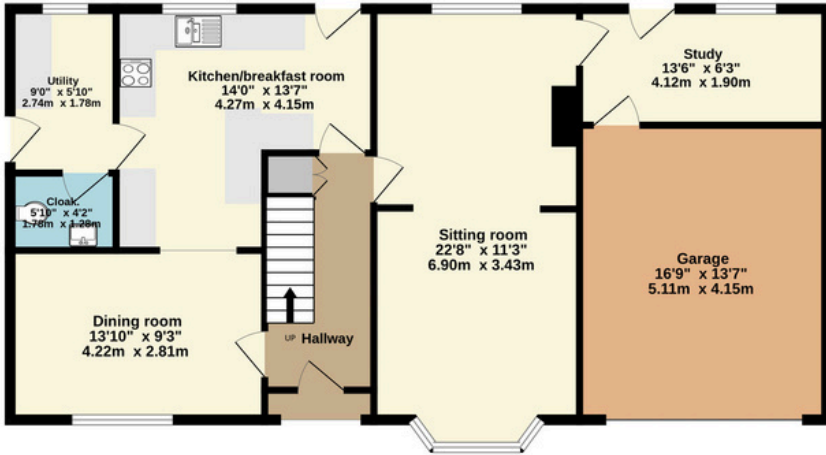




Ground Floor
1007 sq.ft. (93.5 sq.m.) approx.

1st Floor
706 sq.ft. (65.6 sq.m.) approx.

2nd Floor
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 2062 sq.ft. (191.5 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 Albert Road Kingsham BRISTOL BS31 1AA	Energy rating D	Valid until: 3 October 2033
Certificate number: 5718-2087-3102-0080-2092		

Property type	Detached house
Total floor area	178 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

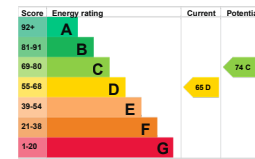
This property's energy rating is D. It has the potential to be C.

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

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

Properties get a rating 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



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