



Broadlands Avenue, Keynsham, Bristol, BS31 2DU

Offers in the region of £415,000

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## Broadlands Avenue, Keynsham, Bristol, BS31 2DU

Situated at the head of Broadlands Avenue, lies this charming 1930's Semi-detached House. It's set back with a deep and spacious drive, yet what lies within is wonderful. You will find a very good layout that has been adapted from its original footprint alongside some excellent home decoration. The main receptions have been opened creating just under 8 metres of space that leads then into a plush kitchen that overlooks the rear gardens. Upstairs three ample well dressed bedrooms and a modern bathroom.

The rear gardens are expansive, westerly facing, plus they are low maintenance for all round usage. A bonus, is the potential to extend to the side over two storeys, subject to consents. There are architectural plans drawn up to show how this can look.

Close to Broadlands School, the high street and train station makes this a great location to set off from too.

**Quote Reference NF0664 To Arrange Your Viewing.**







## Porch

Red brick curved surround with tiled flooring.

## Hallway

Obscure double glazed door and windows to the front aspect, wall mounted cupboard housing the consumer unit and electric meters, stairs leading to the first floor, vertical radiator and laminate flooring.

## Cloakroom

2.33m x 1.72m max (7'7" x 5'7")

Vanity unit with a wash hand basin and tiled splash backs, low level WC with a hidden cistern, white towel radiator, under stairs storage cupboards, housing space for a tumble dryer and laminate flooring.









## Living Room

4.47m x 3.15m (14'7" x 10'4")

Double glazed bay window to the front aspect, opening to the dining room, picture rail, fire place with a granite hearth, painted wooden mantel and an inset coal effect gas fire, radiator, television aerial and laminate flooring. (Room as a whole measures 7.69m x 3.13m)

## Dining Room

3.47m x 3.02m (11'4" x 9'10")

Double glazed French doors to the rear aspect, opening to the living room to the front and kitchen to the side, picture rail, fireplace and laminate flooring.

## Kitchen

4.2m x 1.93m (13'9" x 6'3")



## Landing

Double glazed window to the side aspect, linen cupboard with shelving and a loft hatch with a pull down ladder and partial boarding?

## Bedroom One

3.57m x 3.17m (11'8" x 10'4")

Double glazed window to the front aspect, smoke alarm, ceiling fan, picture rail, radiator and spaces for wardrobes.

## Bedroom Two

3.38m x 3m (11'1" x 9'10")

Double glazed window to the rear aspect, picture rail, radiator, spaces for a desk and wardrobes.



## Bedroom Three

2.62m x 1.86m (8'7" x 6'1")

Double glazed window to the front aspect, smoke alarm, picture rail and radiator.

## Bathroom

1.99m x 1.63m (6'6" x 5'4")

Obscure double glazed window to the rear aspect, recessed spotlights, extractor fan, partially tiled walls, vertical radiator and tiled flooring. There is a three piece suite comprising of a bath with a folding glass shower screen and mixer shower over, floating vanity unit with a wash hand basin and a low level WC with a hidden cistern.

## Rear Gardens

25m x 6.96m (82'0" x 22'10")





# Front Garden

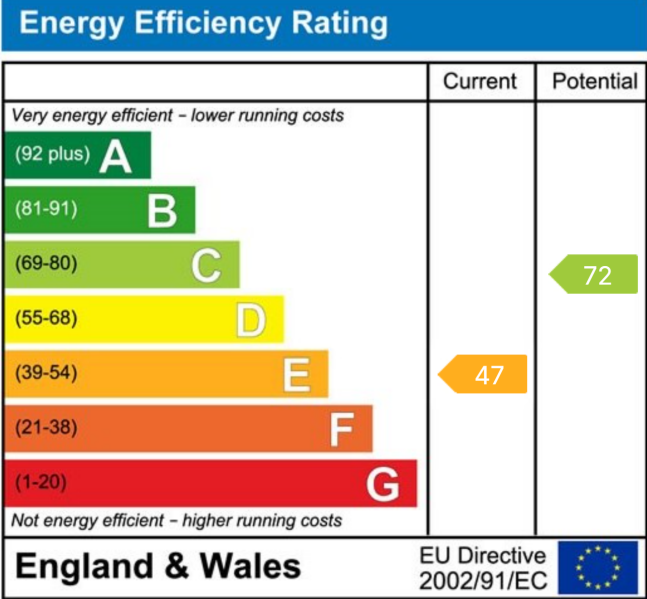
Hedge and wooden fence borders with shrubs in the near corner and double gates leading into the rear garden. The garden has been laid to tarmac creating a large driveway area accommodating three cars.

## Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. [nigelfudge.exp.uk.com](http://nigelfudge.exp.uk.com)

EPC =E , Council Tax Band C =(£2066.75 PA estimate) – Bath & Northeast Somerset.

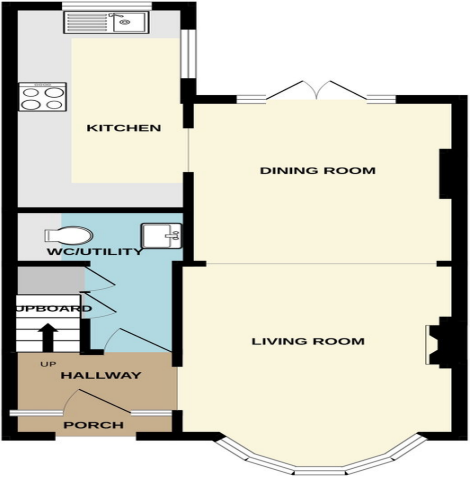
Services - Mains electricity, Mains Gas, Mains water, Mains Drainage, Freehold property, Built





GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 807sq.ft. (75.0 sq.m.) approx.  
While 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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