

7 TENNYSON ROAD
KEYNSHAM
BRISTOL
BS31 2UJ

£575,000



GREGORYS
ESTATE AGENTS

ENJOYING A DESIRABLE CUL-DE-SAC POSITION, WITHIN EASY REACH OF KEYNSHAM HIGH STREET, RAILWAY STATION AND MEMORIAL PARK, IS THIS SIZEABLE AND SUBSTANTIALLY EXTENDED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME, BENEFITTING FROM AMPLE DRIVEWAY PARKING AND A GENEROUS SOUTH-FACING REAR GARDEN.

Having undergone a comprehensive schedule of improvements in recent years, this impressive home is ready for its next owners to simply move in and enjoy. The current owners have also thoughtfully reconfigured the accommodation, creating a well-considered layout that works particularly well for modern family life.

The property welcomes you with a spacious entrance hallway, opening into the versatile ground floor accommodation. To the front is a comfortable lounge, whilst to the rear is a separate reception room, complete with sliding doors opening directly onto the garden.

However, it is the impressive kitchen/diner/family room that really forms the heart of this home. Finished with a statement bespoke kitchen, this sociable space offers an excellent amount of worktop and cupboard space, complemented by a feature central island that is perfect for entertaining, family breakfasts or simply gathering around at the end of the day. A designated dining area sits alongside, whilst the room also opens into an additional reception space, currently utilised as a snug.

Bi-folding doors provide a seamless connection to the rear garden, helping create the kind of bright, sociable living space that is ideal for both everyday family life and entertaining friends. Practicality has not been overlooked either, with a useful utility room and cloakroom WC completing the ground floor.

Upstairs, the sense of space continues, with four well-proportioned bedrooms. Three are comfortable double rooms, whilst the fourth provides an ideal single bedroom, nursery or home office.

The principal bedroom is particularly impressive, offering more of a suite-like feel, with a stylish three-piece ensuite shower room, large walk-in wardrobe and modern Juliet balcony overlooking the leafy rear garden. Completing the first floor is a contemporary three-piece family bathroom, finished with premium fixtures and fittings.

Outside, the property continues to impress with a generous south-facing rear garden. Mainly laid to lawn, with a feature patio area, the garden enjoys a good degree of privacy from neighbouring properties and provides plenty of space for children to play, entertaining in the summer months or simply relaxing outdoors.

To the front, a substantial driveway provides parking for several vehicles — a particularly useful feature for a family home of this size.

The location is another major highlight, with Keynsham High Street and Railway Station both within a short stroll, whilst Memorial Park is also close by, providing excellent green space and recreational facilities. The property also falls within the sought-after Wellsway School catchment area.

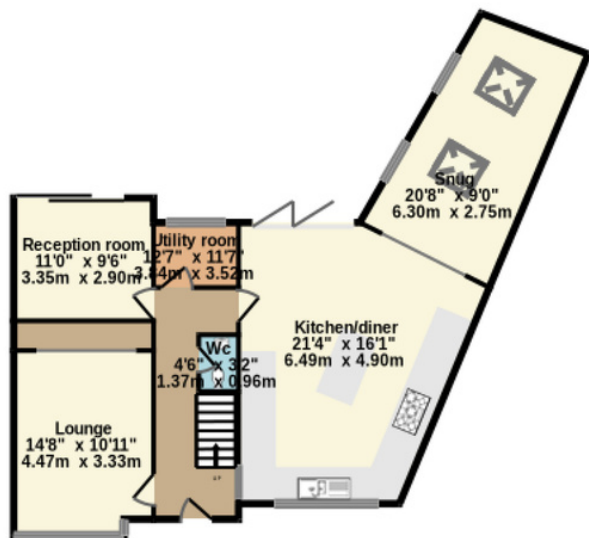
For those looking for a turnkey family home with generous accommodation, impressive entertaining space and a fantastic location, this sizeable and thoughtfully improved property really does warrant an early viewing.



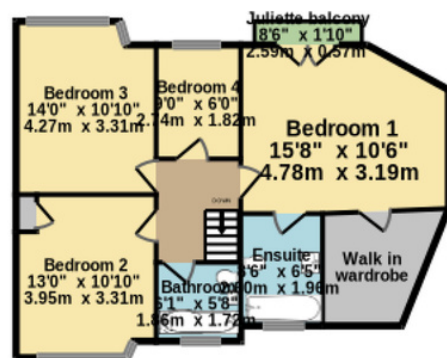




Ground Floor
1004 sq.ft. (93.3 sq.m.) approx.



1st Floor
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
7, Tennyson Close Keynsham BRISTOL BS31 2UJ	Energy rating D	Valid until:	13 May 2028
		Certificate number:	8088-7025-5320-7804-1992

Property type	Semi-detached house
Total floor area	88 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.

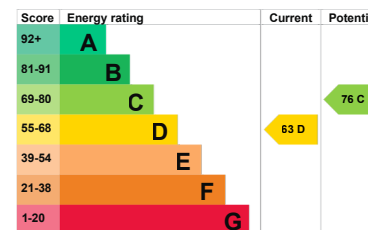
[See how to improve this property's energy efficiency.](#)

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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