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Longleaze, Royal Wootton Bassett, SN4 8AP

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS



- Four Bedroom Semi-Detached
- Kitchen/Diner/Family Room
- Bay Windowed Living Room
- Bedroom One With En-Suite Shower Room
- South Facing Rear Garden
- Beautifully & Recently Extended
- Utility Room & WC
- Integral Garage With Electric Door
- Four Piece Family Bathroom
- Garden Room

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PROPERTY SALES & LETTINGS

# 39 Longleaze Royal Wootton Bassett, SN4 8AP

£435,000

A RECENTLY RENOVATED & EXTENDED four bedroom semi detached family home incorporating a STUNNING OPEN PLAN KITCHEN/DINER/FAMILY ROOM to the rear, located on a very popular & desirable road in Royal Wootton Bassett benefiting a short level walk to the towns High Street and many local schools.

This home internally enjoys a spacious entrance hallway, bay-windowed living room to the front, a fabulous bright and spacious 27ft kitchen/diner/family room with two sets of double doors opening to the rear patio, central island with wine chiller & fitted breakfast bar, integral appliances with a separate utility room and cloakroom.

The first floor offers three generous double bedrooms with a feature bay window to bedroom three, wall to

wall fitted wardrobes to bedroom two and en-suite shower room to bedroom one. There is also a single fourth bedroom and a large family bathroom with four piece family suite.

Outside to the front is driveway parking for at least four vehicles as well as a garage with electric roller door. To the rear is a fully enclosed south west facing garden with patio seating area, garden laid to lawn and a garden room benefiting power & lighting.

Further benefits include uPVC double glazing and gas radiator central heating.

Overall, a fantastic property on offer! Call 01793 840222 today to arrange a viewing



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

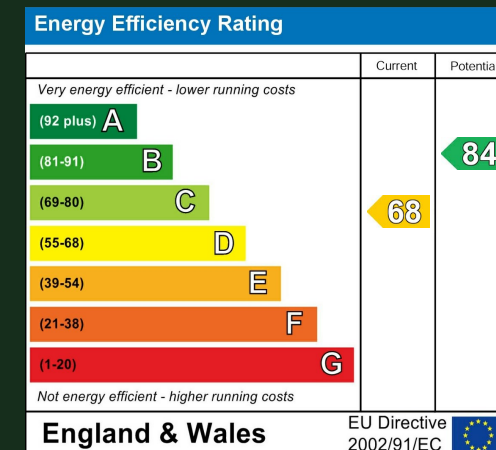
Tax Band C For year 2023/24 = £2144.02

For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

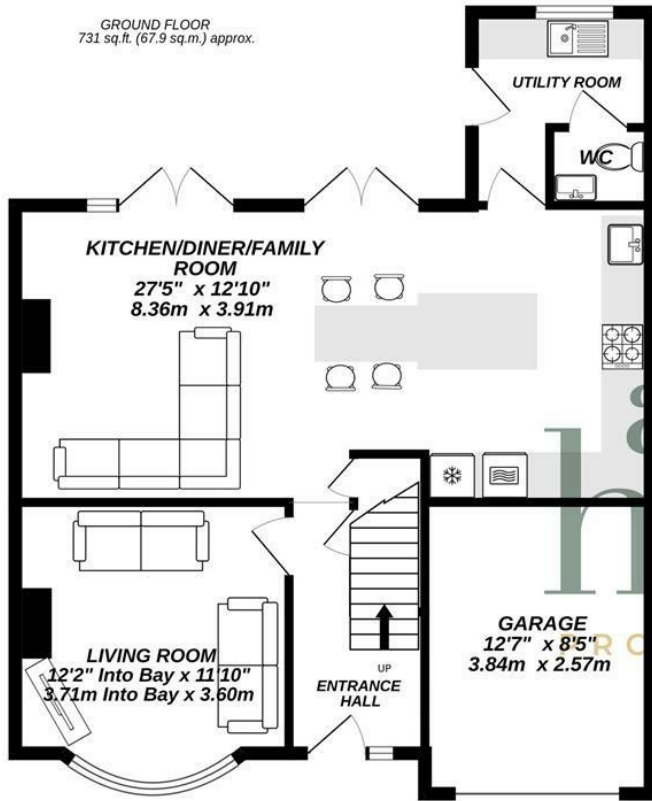




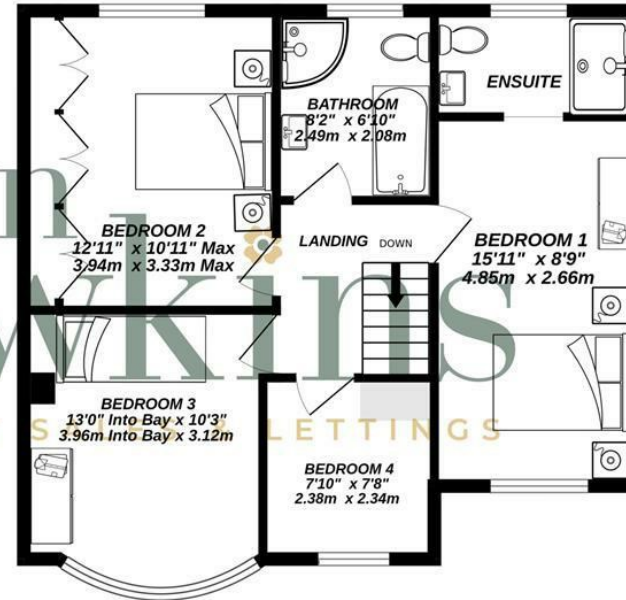




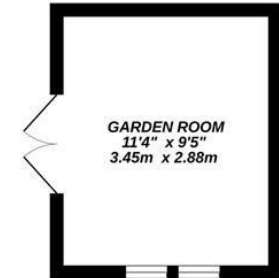
GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



GARDEN ROOM  
107 sq.ft. (9.9 sq.m.) approx.



EXCLUDING GARDEN ROOM

TOTAL FLOOR AREA : 1334sq.ft. (123.9 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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