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PROPERTY SALES & LETTINGS

Zakopane Road, Swindon, SN25 1TP

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PROPERTY SALES & LETTINGS

- 3 Bedroom Town House
- 3 Bathrooms
- Study
- Maintenance Free Rear Garden

- Two Receptions
- Spacious Kitchen/Diner
- First Floor Lounge
- No Onward chain

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PROPERTY SALES & LETTINGS

45 Zakopane Road Swindon, SN25 1TP

£310,000

Nestled in the sought-after Haydon End area of Swindon, this well-presented three-bedroom townhouse offers spacious and versatile living across three floors. Designed for modern family life, the property boasts a stylish interior, low-maintenance garden, and the added convenience of a garage with off-road parking.

Upon entering, a welcoming hallway leads to a convenient cloakroom and under-stairs storage. The heart of the home is the spacious kitchen/dining/family room, featuring a modern fitted kitchen with integrated appliances and ample space for dining and relaxation. French doors open onto the enclosed rear garden, creating a seamless indoor-outdoor living experience.

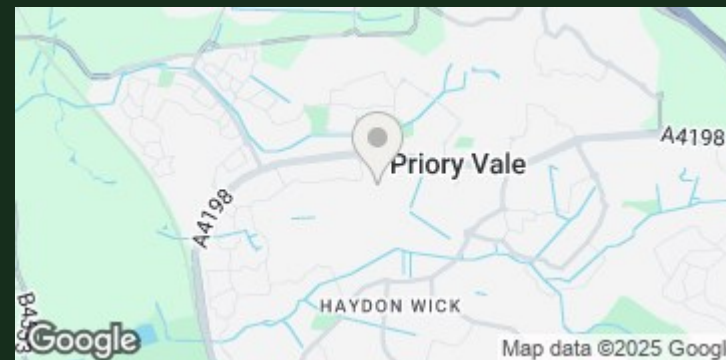
The first floor comprises a bright and airy living room overlooking the rear aspect, along with a well-proportioned third bedroom positioned at the front. A separate shower room on this level adds further convenience.

On the second floor, the spacious master bedroom benefits from built-in wardrobes and an en-suite shower room, while the

second bedroom is also a generous double. A modern family bathroom completes this level, offering a panel bath, pedestal wash hand basin, and low-level WC.

Externally, the rear garden has been designed for low maintenance with a patio area, with direct access to the garage. The property also includes a single garage with an up-and-over door, plus additional off-road parking.

Ideally situated close to local shops, schools, and amenities, this home is perfect for families and professionals alike. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.



Viewings

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

Council Tax: Swindon Council

Tax Band 'D' For year 2025/26 = £2250.92

For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH

Tenure

Freehold

Services

Gas: Mains

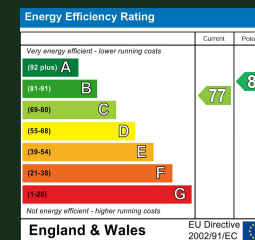
Electric: Mains

Water & Waste: Mains

Flood Risk: Very Low

Internet Speeds: Up to 1000 mbps

Energy Efficiency Rating (England & Wales)





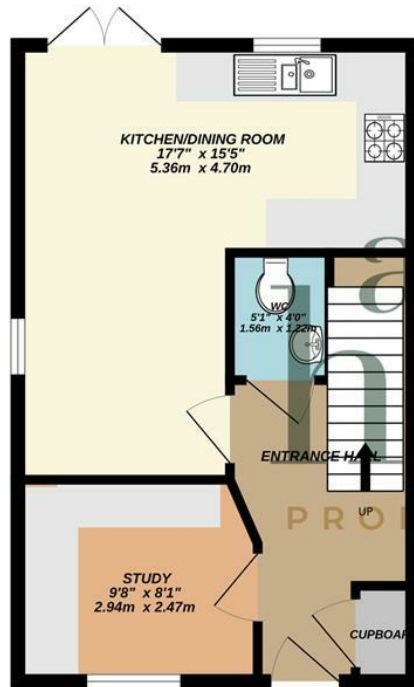




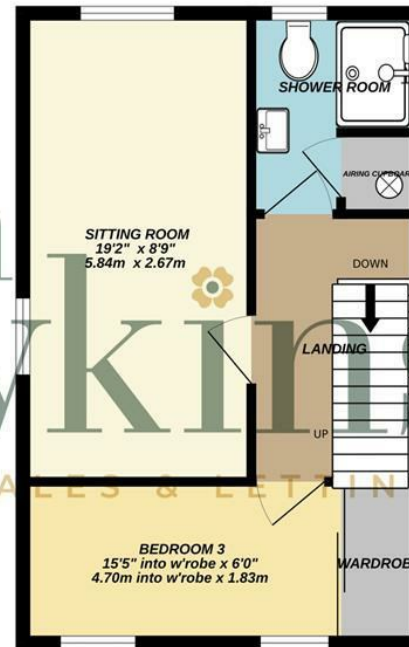
GARAGE
145 sq.ft. (13.5 sq.m.) approx.



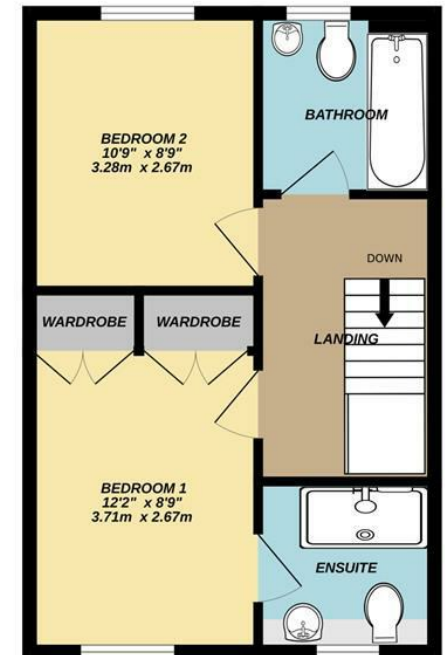
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.2 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.

