



alan  
hawkins  
PROPERTY SALES & LETTINGS

Daisy Brook, Royal Wootton Bassett, SN4 7FF

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

alan  
hawkins  
PROPERTY SALES & LETTINGS





- Three Double Bedroom Terraced
- c1400 sq ft Accommodation
- Downstairs Cloakroom
- uPVC Double Glazing
- West Facing Rear Garden
- Parking & Garage With Power & Lighting
- Large Kitchen/Dining/Family Room
- En-Suite Shower Room
- Gas Radiator Central Heating

alan  
hawkins  
PROPERTY SALES & LETTINGS

# 18 Daisy Brook

## Royal Wootton Bassett, SN4 7FF

£325,000

For sale with NO ONWARD CHAIN is this attractive THREE DOUBLE BEDROOM, three-storey town house with GARAGE constructed to the Wootton design, pleasantly situated on this popular development within Royal Wootton Bassett just a short walk from local amenities.

The ground floor comprises an entrance hall with a cloakroom, and a bright, open-plan kitchen/breakfast/family room with French doors opening onto the landscaped, west-facing rear garden. This versatile space could easily be divided to create separate rooms if desired.

On the first floor, you'll find a comfortable living room, a double bedroom, and a family bathroom.

The second floor features two further generous double bedrooms, including a principal bedroom with an en-suite shower room.

Outside, the enclosed rear garden enjoys a westerly aspect and includes a patio and lawn, perfect for relaxing or entertaining. Beyond the garden is a garage in a nearby block, along with additional parking for one vehicle.

A superb property offering great flexibility. Viewing is highly recommended. To arrange a viewing, contact Alan Hawkins Property Sales on 01793 840222.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2553.34  
For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

Gas - Mains

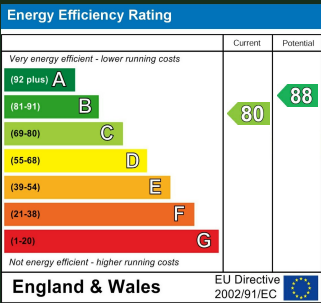
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available  
download speed

### Energy Efficiency Rating (England & Wales)





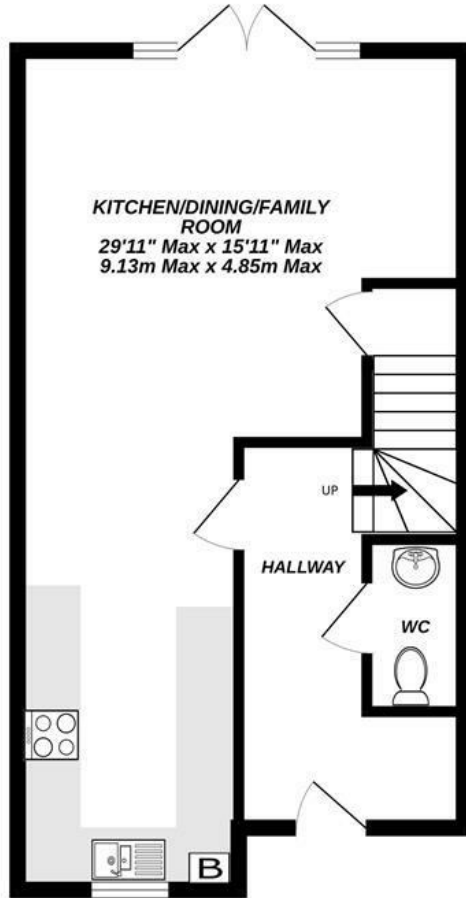




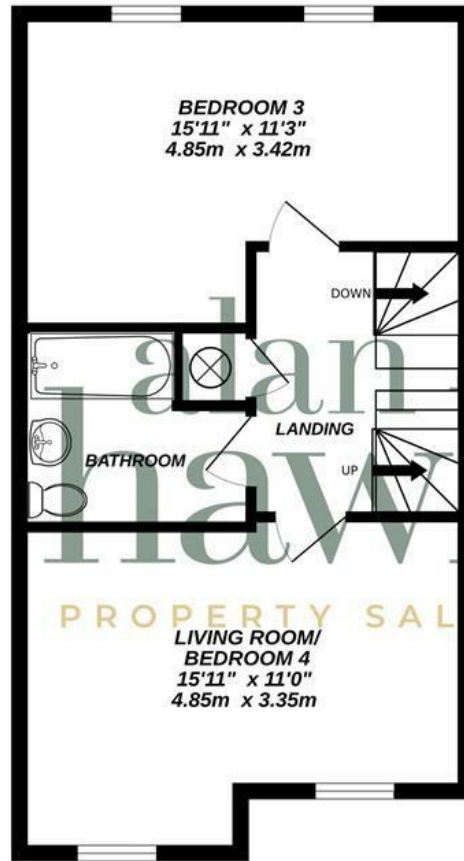




GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



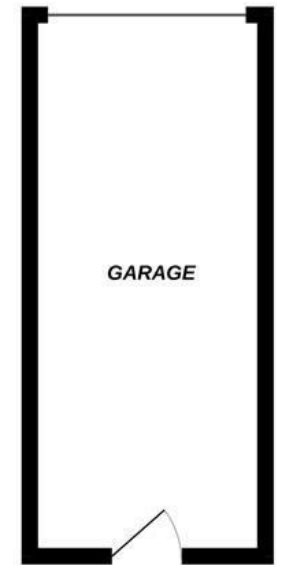
1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



GARAGE  
162 sq.ft. (15.1 sq.m.) approx.



HOUSE 1376 SQ FT. GARAGE 162 SQ FT. TOTAL 1538 SQ FT

TOTAL FLOOR AREA : 1376sq.ft. (127.8 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.

Made with Metropix ©2025



# alan hawkins

PROPERTY SALES & LETTINGS

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

## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

**Disclaimer:** These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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.



 safeagent

