

OVER
30
YEARS OF
MOVING
PEOPLE

ATWELL
MARTIN
ESTATE AGENTS



Magdalen Road, Swindon SN4 0BD

£575,000

A **DECEPTIVELY SPACIOUS** four bedroom home, which has undergone a **SUBSTANTIAL TWO STOREY EXTENSION** and sits on a **GENEROUS PLOT** with a detached **DOUBLE GARAGE**, off street parking and **IMPRESSIVE CONSERVATORY**.

The Property

Accommodation comprising; Entrance hallway, generous living room open plan to impressive conservatory. There is a large, stylish, open plan kitchen breakfast room with double doors that open onto rear patio. There are integrated appliances to include, fridge freezer, dishwasher, washing machine and tumble dryer. A study and downstairs cloakroom complete the ground floor.

The first floor offers four good sized bedrooms, three of which are generous doubles, the fourth being a large single, with the master benefitting from an en-suite shower room and built in wardrobes.

The Gardens

Driveway parking to front for two cars plus detached double garage.

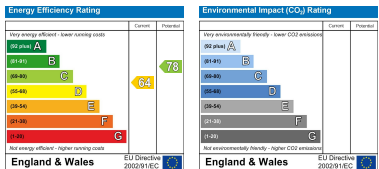
The rear garden is of a good size, fully enclosed, with areas of lawn and patio, offering a good deal of privacy. There is a further garden area to the side of the double garage.

The Location

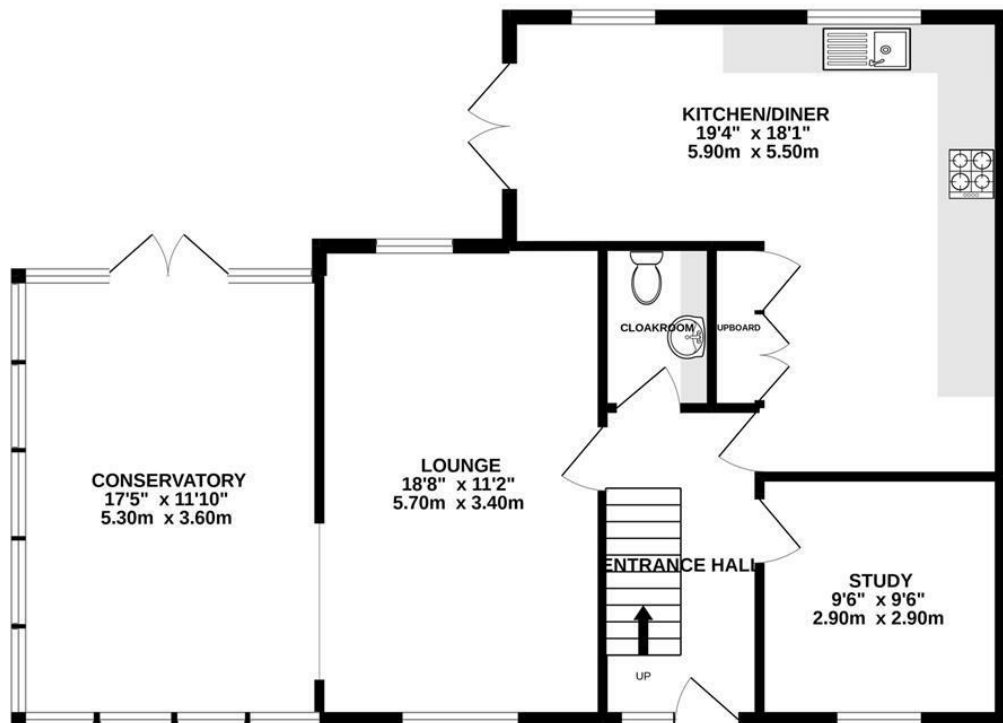
Magdalen Road is located in the heart of the sought after Village of Wanborough. Located approximately two miles to the south east of Swindon and is highly accessible to J15 of the M4 motorway as well as the A419 giving swift access to Cirencester, The Cotswolds and beyond. It has an excellent primary school and various pubs and restaurants ensure that there is an active community.



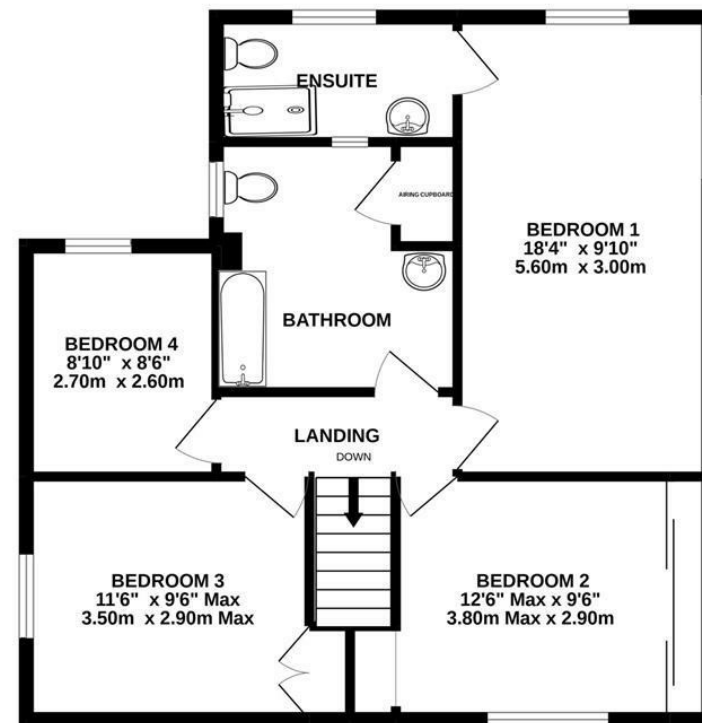




GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.

Floorplan for identification purposes only
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan 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.