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Galen View, Swindon SN1 4GF

Price Guide £415,000

An impressive, spacious family home located on a quiet no-through road on the desirable 'Galen View' with stunning views to the front. This rarely available detached home offers four good size bedrooms, en-suite and family bathroom, two reception rooms, a large kitchen/breakfast room, cloakroom and utility. The sunny rear garden is of good size and there is a detached double garage with driveway parking to front. **HIGHLY SOUGHT AFTER LOCATION. VIEWING HIGHLY RECOMMENDED**

### LOCATION

Galen View is situated in an enviable position on the edge of the modern 'Angel Ridge' development in the sought after Old Town area of Swindon. Local amenities are only a short walk away as are the popular independent shops, coffee shops, bars and restaurants that make Old Town such a pleasant area to live. There is excellent access to both J16 & 15 of the M4 and the hospital is only a ten minute drive away. The town centre offers a wide range of supermarkets, high street shops and leisure facilities. There is a mainline railway station Swindon to Paddington in just under an hour.

### ACCOMMODATION

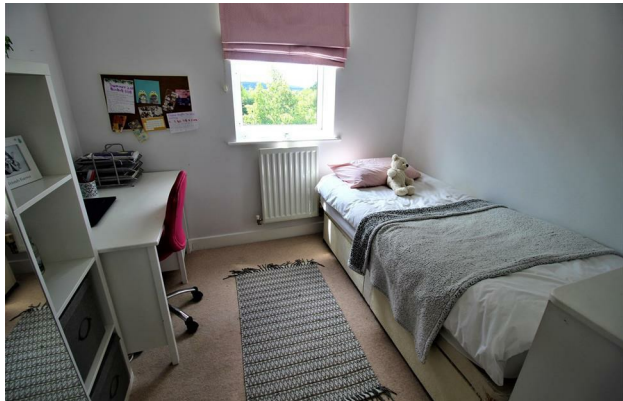
To the Ground Floor:- Entrance Hall, cloakroom, well appointed kitchen/breakfast room with a range of units, built-in Bosch double oven with extractor over, integrated dishwasher, space for table and chairs, French doors to rear garden, utility room with space and plumbing for appliances, separate dining room and a spacious sitting room with French doors to rear.

To the First Floor:- Master bedroom with en-suite and a range of built-in wardrobes, three further bedrooms and a family bathroom.

### OUTSIDE

The delightful rear garden is considered to be a good size and is fully enclosed with a variety of mature trees and shrubs offering a good degree of privacy. There is a large area of lawn and a raised decking area/sun terrace. Side access leads to the detached double garage with gated driveway parking to front. Stunning far reaching views to the front.

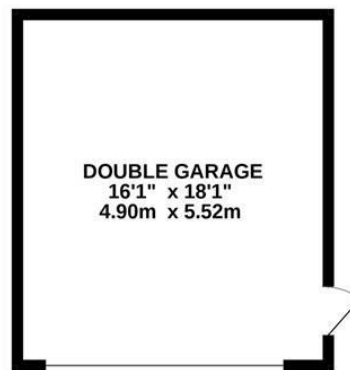
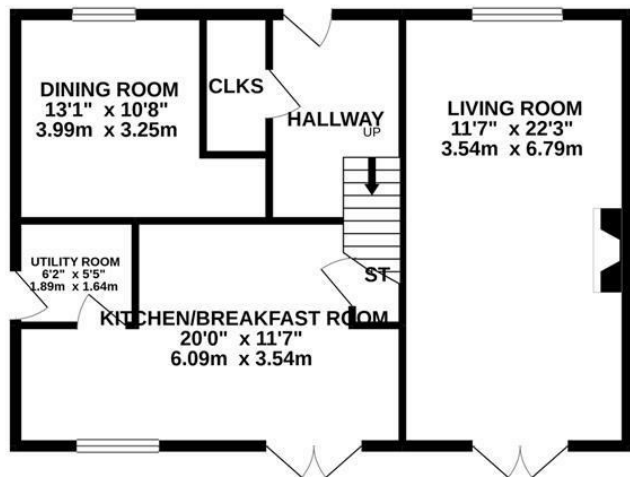




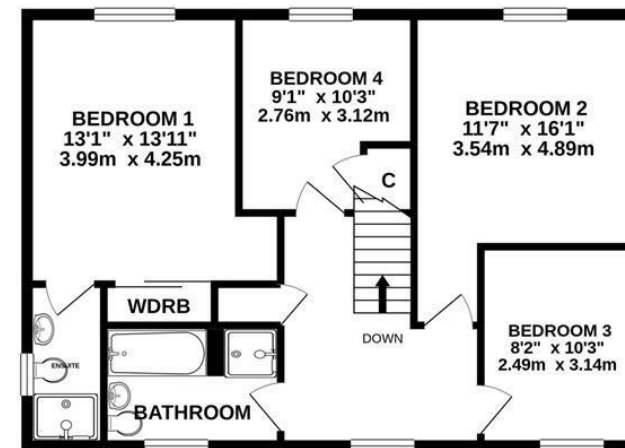
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales

**GROUND FLOOR**  
989 sq.ft. (91.9 sq.m.) approx.



**1ST FLOOR**  
702 sq.ft. (65.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1691 sq.ft. (157.1 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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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.