









10 Sword Gardens, Rushey Platt, Swindon, SN5 8ZE

# Offers Over £450,000 Freehold

Nestled in the desirable area of Rushey Platt, we are pleased to offer for sale this spacious detached family home situated in a small sought after culde-sac. As you enter the property, you are welcomed into a spacious entrance hall, there are two good size reception rooms, a cloakroom and a kitchen/breakfast room with door to side. To the first floor there are four DOUBLE bedrooms. The master has built-in wardrobes and a re-fitted ensuite with large walk-in shower. Bedrooms two and three also have built-in wardrobes and there is a family bathroom with shower over bath. The South facing rear garden is mainly laid to lawn with a patio, pergola, summer house and useful workshop/shed to the side of the house. To the front there is a single garage and driveway parking for two cars. Although some redecoration and updating is required, this house has been well loved and benefits from a newly fitted gas boiler (2024) and also newly fitted Upvc windows (2024). All guarantees available.

Don't miss out on the chance of making this fabulous family home your own.

### Situation

Rushey Platt is a sought after residential development on the Western side of the town centre enjoying close proximity to the canal, a large Waitrose supermarket, Hall & Woodhouse restuarant and bar as well as a well regarded secondary school. Swindon town centre offers a choice of primary and secondary schools as well as shops, bars, restaurants and leisure facilities. The mainline railway station is approx 1.5 miles away where there is access to London Paddington in 55 minutes. Junction 16 of the M4 is approx one mile distant.

- NO ONWARD CHAIN
- SOUGHT AFTER CUL-DE-SAC
- FOUR DOUBLE BEDROOMS
- RE-FITTED ENSUITE
- TWO RECEPTION ROOMS
- NEWLY FITTED GAS BOILER
- NEWLY FITTED UPVC WINDOWS
- GARAGE
- SOUTH FACING GARDEN
- USEFUL WORKSHOP/SHED

Council Tax Band: E

# **Viewing Arrangements**

For an appointment to view please call Chappells on 01793 618080 or email: sales@chappells.uk.com



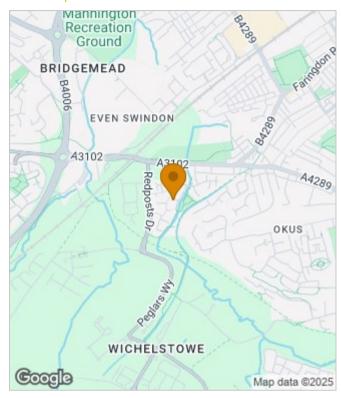




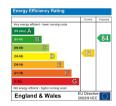
## Floor Plans

# **GROUND FLOOR** 1ST FLOOR 858 sq.ft. (79.7 sq.m.) approx. 627 sq.ft. (58.2 sq.m.) approx. BEDROOM 9'1" x 6'11" 2.76m x 2.12m BEDROOM 10'6" x 9'0" 3.20m x 2.75m LIVING ROOM 14'8" x 13'9" 4.46m x 4.20m KITCHEN/BREAKFAST ROOM 14'8" x 8'5" 4.46m x 2.56m LANDING WARDROBE DOWN WC 8'0" x 2'11" 2.45m x 0.90m BEDROOM 11'1" x 8'2" 3.38m x 2.50m BEDROOM DINING ROOM 14'1" x 8'9" 4.28m x 2.66m GARAGE 16'5" x 8'5" 5.00m x 2.56m TOTAL FLOOR AREA: 1485 sq.ft. (137.9 sq.m.) approx. Whits every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows home a made to ensure the accuracy of the floorplan contained here. Index of doors, windows home a made of the contained here in or any enry of doors, windows home the sent for any enry on mission 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 Metropic ©2025

### Area Map



# **Energy Performance Graph**



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