

**57 Park Avenue, Chippenham, SN14 0HB**

**£495,000**

Located within walking distance to the town centre with main line rail to London Paddington, also within walking distance to Hardenhuish and Sheldon Secondary Schools, a well presented extended four bedroom, three bathroom mature semi detached home. To the rear there is a good size garden laid mainly to lawn with patio area and stone built shed. To the front there is a paviour driveway providing off road parking. The property benefits from double glazing and gas central heating.



## Entrance Hallway



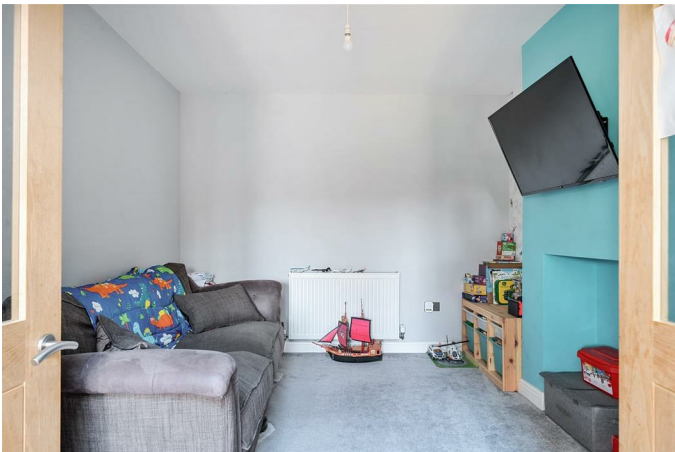
Front door leads into entrance hallway, radiator with decorative screen, stair case to first floor.

## Living Room



Double glazed bay window to front, fireplace with wood burning stove, radiator.

## Family Room



Located off kitchen / diner, radiator.

## Kitchen / Diner



Two double glazed windows to rear, double glazed tri-fold doors to garden, lantern skylight, wood work tops with a range of cupboards and drawers, inset sink unit, inset five burner gas hob with cooker hood, two fitted electric oven, fitted microwave combi-oven with warming drawer under, integrated fridge/freezer, integrated dishwasher, integrated bins, breakfast bar, wine rack, radiator.





### Utility Room

Door to side with path leading to rear garden, work tops with plumbing and space for washing machine, further space for tumble dryer, inset sink unit, gas boiler, radiator, door to cloakroom, door to garage.

### Cloakroom

Double glazed window, W.C, hand basin, radiator.

### Landing

Access to loft with drop down ladder and light, built in cupboard housing hot water tank.

### Bedroom One



Double glazed window, radiator, door to dressing area and en suite.

### Dressing Area

Dressing area with door to en suite.

### En Suite



Double glazed window, fully tiled shower cubicle, W.C, hand basin with cupboard, radiator.

### Bedroom Two



Double glazed window, built in wardrobe, radiator.

### Bedroom Three



Double glazed window, radiator.

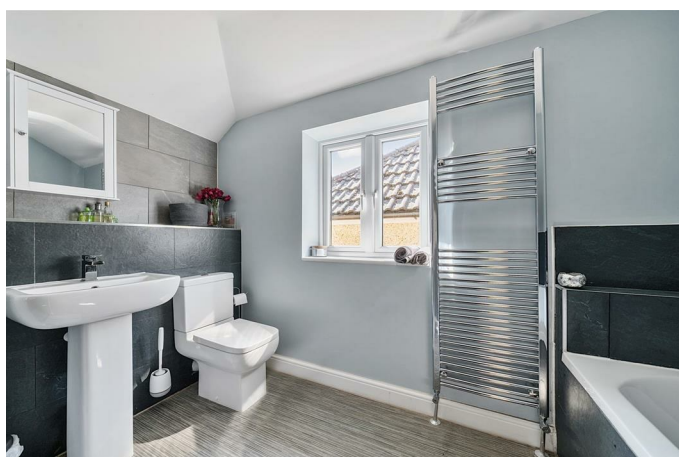


## Bedroom Four



Double glazed window, radiator.

## Bathroom



Double glazed window, panelled bath, shower cubicle, pedestal hand basin, W.C, radiator.

## Bathroom Two



Double glazed window, panelled bath with over bath shower, W.C, pedestal hand basin, radiator.

## Outside



## Rear



To the rear there is an enclosed garden laid mainly to lawn with patio, slate shingled path and stone outbuilding.







**Front**



To the front of the property there is a paviour driveway providing off road parking.

**Tenure**

GOV.UK advise Freehold

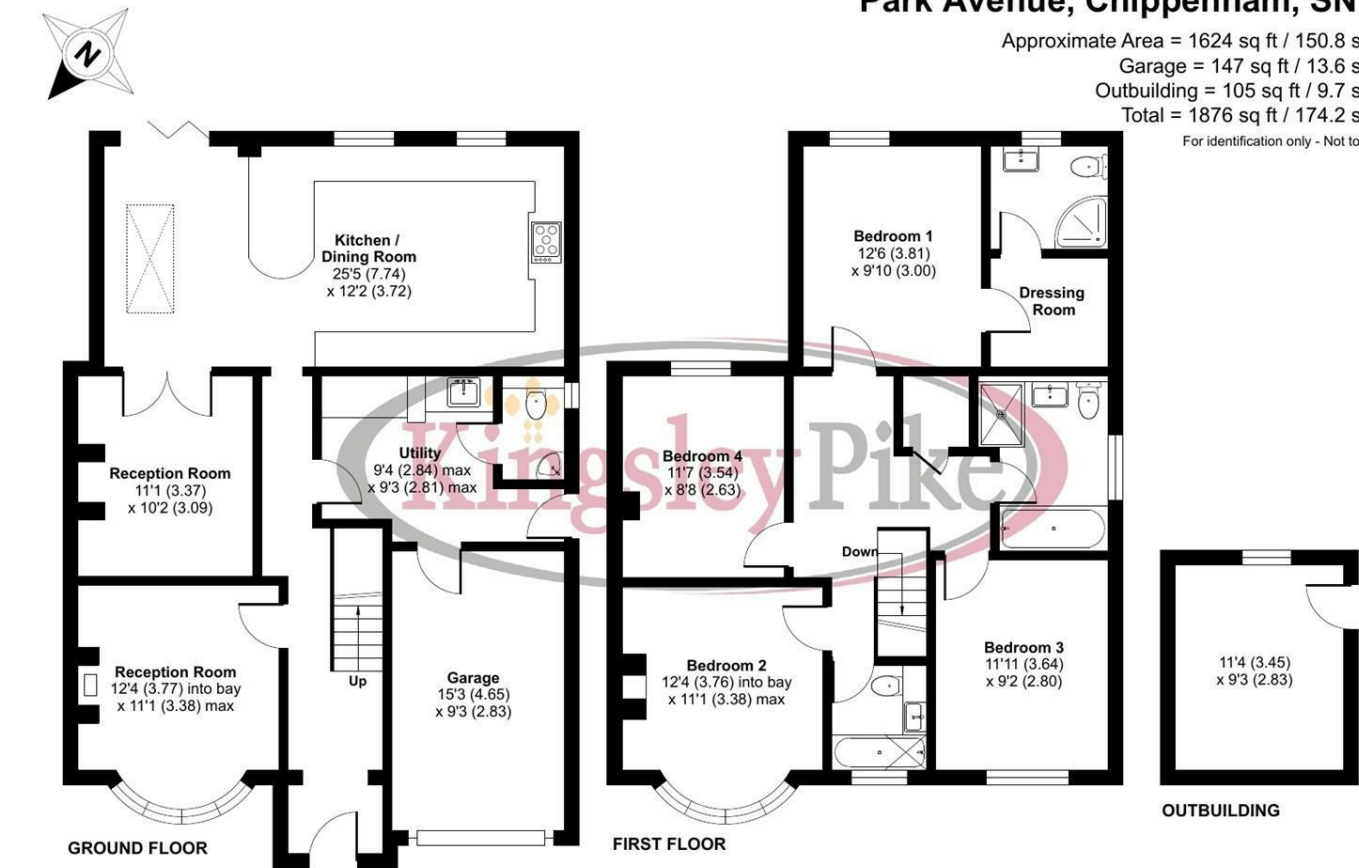
**Council Tax Band**

GOV.UK advise band C

Floor Plan

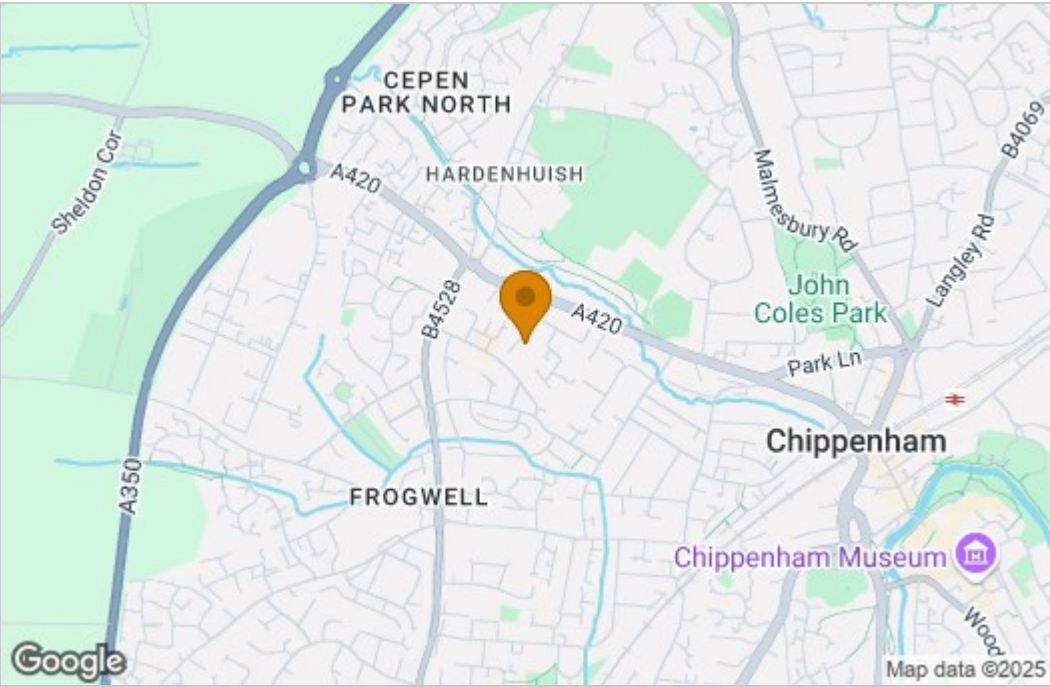
Park Avenue, Chippenham, SN14

Approximate Area = 1624 sq ft / 150.8 sq m  
Garage = 147 sq ft / 13.6 sq m  
Outbuilding = 105 sq ft / 9.7 sq m  
Total = 1876 sq ft / 174.2 sq m  
For identification only - Not to scale

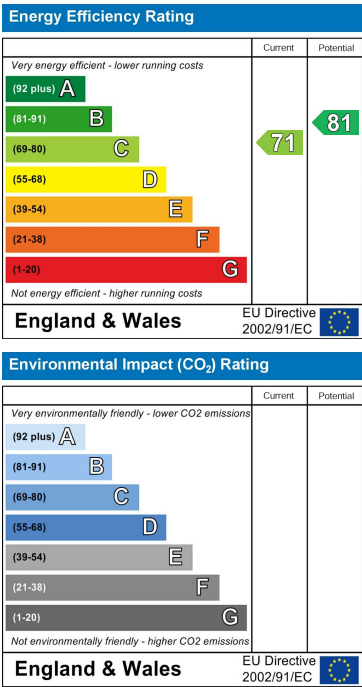


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Kingsley Pike. REF: 1267991

Area Map



Energy Efficiency Graph



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63 New Road, Chippenham, Wiltshire, SN15 1ES  
Tel: 01249 464844 Email: sales@kingsleypike.co.uk <https://www.kingsleypike.co.uk>