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james



2 Ellingdon Road

Wroughton, Swindon, SN4 9HY

Guide Price

£290,000-£300,000



Ellington Road

Wroughton

Freehold | EPC Rating - D

 3  1  2

Located in the sought-after village of Wroughton, this attractive three-bedroom extended semi-detached property on Ellington

Road offers a wonderful balance of space, comfort, and convenience. Enjoying a peaceful position with a leafy outlook and views over mature trees and greenery, this home provides a calm and pleasant environment, particularly from the upstairs windows.

The property has been thoughtfully extended to provide a substantial and inviting living room, perfect for relaxing or entertaining. There's a well-fitted kitchen along with a separate dining area - with potential to knock through and create an impressive open-plan kitchen/diner if desired.



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Director

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Well-Fitted
Kitchen





Upstairs, there are three bedrooms, two of which benefit from built-in wardrobes. The family bathroom is well-appointed with a modern suite and shower over the bath.

Outside, the property boasts enclosed gardens to the rear and side, offering a safe and private outdoor space ideal for children, pets, or summer entertaining. There is also a garage and driveway parking for one to two vehicles.

Private
Garden



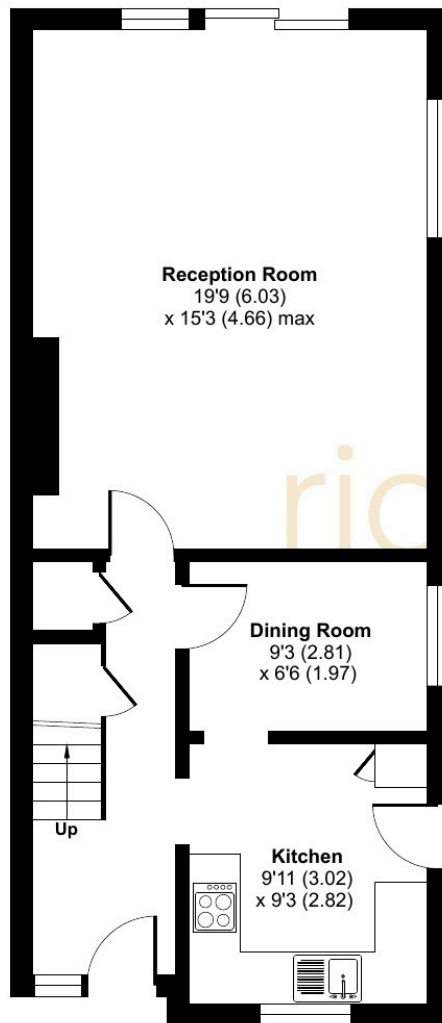


Situated within easy reach of both Wichelstowe – home to the popular Hall & Woodhouse brasserie and Waitrose – and Wroughton's charming village centre, this home also enjoys convenient access to Swindon's Old Town, the mainline railway station, and major road links including the M4 and A419.

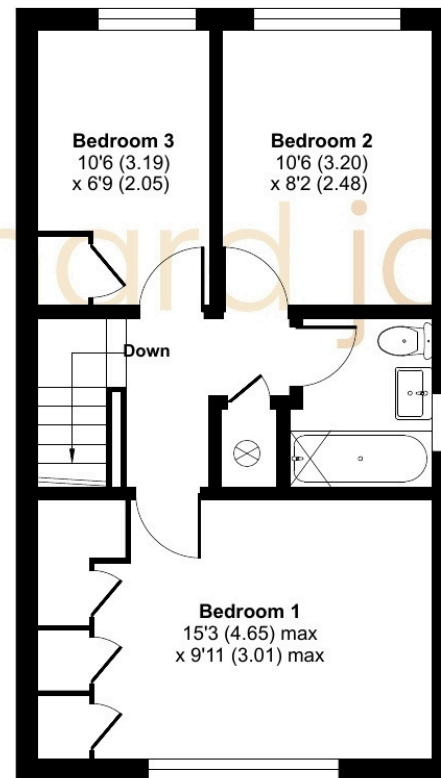
This is a fantastic opportunity to secure a well-located, versatile family home with further potential in a quiet and established residential area

Approximate Area = 967 sq ft / 89.8 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1121 sq ft / 104.1 sq m

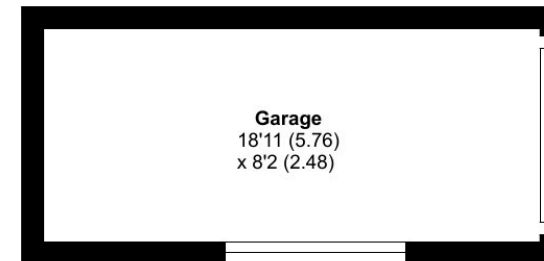
For identification only - Not to scale



GROUND FLOOR



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