



**93 Thames Avenue,  
Greenmeadow, Swindon, SN25  
3NS**

- EXTENDED Detached House
- Four Bedrooms
- POTENTIAL FOR FURTHER EXTENSION
- South West Facing Rear Garden
- 20ft Garage
- Driveway Parking For Several Vehicles
- Lounge/Diner
- Utility Room & Cloakroom
- Kitchen/Breakfast
- Good Location

**Price £400,000**



Primary Homes & Lettings are delighted to offer this EXTENDED four bedroom detached house with POTENTIAL FOR FURTHER EXTENSION (subject to planning). The accommodation briefly comprises of kitchen/breakfast, lounge/diner, four bedrooms, four piece bathroom suite and W.C. Property also benefits from a large garage, utility room, cloakroom, enclosed rear garden and driveway parking for several vehicles. Located in the popular area of Greenmeadow within walking distance to local amenities, schools and doctors surgery. An internal viewing is highly recommended.

#### **Entrance Porch**

Door and obscured window to hallway. Tiled flooring.

#### **Hallway**

Stairs to first floor. Understairs cupboard. Radiator.

#### **Kitchen/Breakfast**

Window to front elevation. Door to side. Matching wall and base units with worktops over. Acrylic sink and drainer with half bowl. Freestanding cooker with extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Storage cupboard. Part tiled walls.

#### **Lounge/Diner**

Sliding door to rear garden. uPVC window to rear elevation. Two radiators.

#### **Landing**

Two uPVC windows to front elevation. Airing cupboard. Loft access (partly boarded with loft ladder and light). Built in shower. Radiator.

#### **Bedroom One**

uPVC window to rear elevation. Range of built in wardrobes. Radiator.

#### **Bedroom Two**

uPVC window to rear elevation. Radiator.

#### **Bedroom Three**

uPVC to rear elevation. Radiator.

#### **Bedroom Four**

Window to front elevation. Radiator.

#### **W.C**

Obscured uPVC window to front elevation. White suite comprising of pedestal wash hand basin and low level W.C. Part tiled walls. Tiled flooring.

#### **Bathroom**

Two obscured uPVC windows to front elevation. White four piece suite comprising of center bath, built in shower, pedestal wash hand basin and low level W.C. Part tiled walls. Tiled flooring. Radiator.

#### **Garage**

Electric roller door. Window and door to side elevation. Light and power.

#### **Utility Room**

uPVC window to rear elevation. Matching wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Space and plumbing for washing machine and tumble dryer. Part tiled walls. Tiled flooring.

#### **W.C**

Obscured uPVC window to rear elevation. Low level W.C. Part tiled walls. Tiled flooring.

#### **Rear Garden**

Enclosed by timber fencing. Patio. Laid to lawn with mature trees and shrubs. Gated access to front.

#### **Front**

Block paved driveway with parking for several vehicles. Large shrub borders. Outside tap. Gated access to rear garden.

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

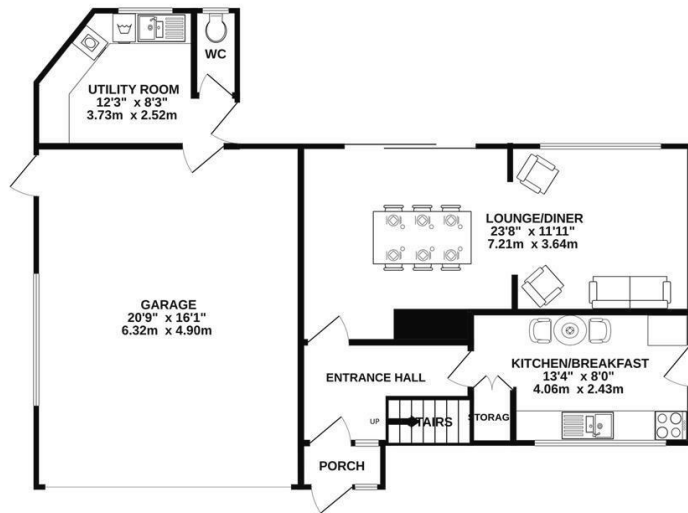
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



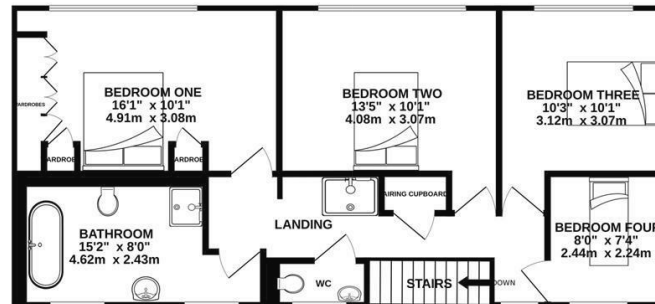
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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