



**HYLDER CLOSE**

Woodhall Park, Swindon, SN2 2SL





## Hylder Close, Woodhall Park, Swindon SN2 2SL

- NO ONWARD CHAIN
- Detached House
- Three DOUBLE Bedrooms
- POTENTIAL TO EXTEND (STPP)
- Good Size Rear Garden
- GARAGE
- Driveway Parking
- 22ft Lounge/Diner
- Four Piece Bathroom Suite
- EPC Rating - C

**Guide Price £300,000**



\*\*\* GUIDE PRICE £300,000 - £310,000 \*\*\* NO ONWARD CHAIN \*\*\* Primary Homes & Lettings are pleased to offer this spacious three bedroom detached house with POTENTIAL TO EXTEND (subject to planning permission). The accommodation comprises of entrance porch, lounge/diner, kitchen, three bedrooms and family bathroom. Property also benefits from a garage, driveway parking, enclosed rear garden and gas central heating. Located in the popular area of Woodhall Park within easy access to all local amenities, schools and doctors surgery. An early viewing is highly recommended.

#### **Entrance Porch**

uPVC window to side elevation. Radiator. Door to lounge/diner:

#### **Lounge/Diner**

uPVC window to front elevation. uPVC patio doors to rear garden. Stairs to first floor. Laminate flooring. Two radiators.

#### **Kitchen**

uPVC window to rear elevation. uPVC door to side. Matching wall and base units with rolled edge worktops over. Acrylic sink and drainer. Built in single oven. Gas hob with extractor hood over. Integral dishwasher. Space and plumbing for washing machine. Space for undercounter fridge and freezer. Part tiled walls. Tiled flooring.

#### **Landing**

uPVC window to side elevation. Airing cupboard. Loft access (partly boarded).

#### **Bedroom One**

uPVC window to rear elevation. Built in wardrobe. Radiator.

#### **Bedroom Two**

uPVC window to front elevation. Radiator.

#### **Bedroom Three**

uPVC window to front elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath, built in shower, pedestal wash hand basin and low level W.C. Shaving point. Part tiled walls. Vinyl flooring. Radiator.

#### **Garage**

Up and over garage door. Light and power.

#### **Front**

Driveway parking for one vehicle. Laid to lawn. Gated access to rear garden. Outside light.

#### **Rear Garden**

Enclosed by timber fencing. Large paved patio. Laid to lawn. Gated access to front. Outside tap.

#### **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.

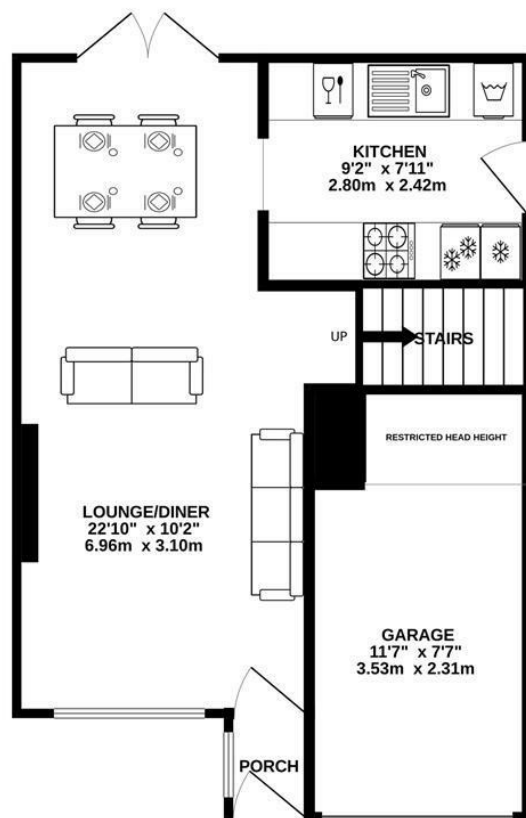
#### **Money Laundering**

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.

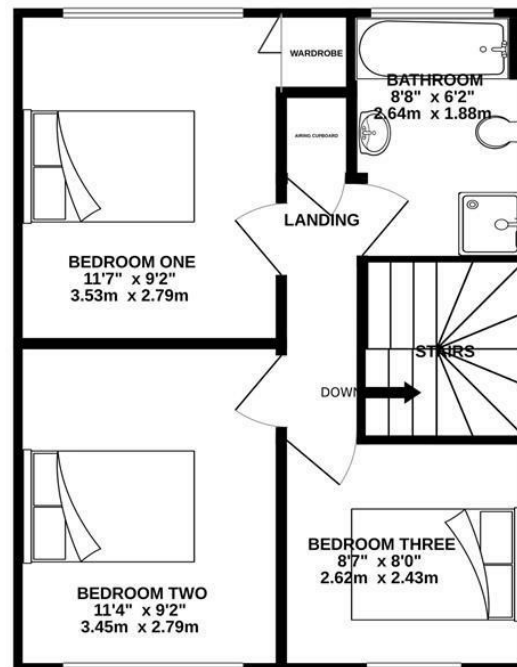




GROUND FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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