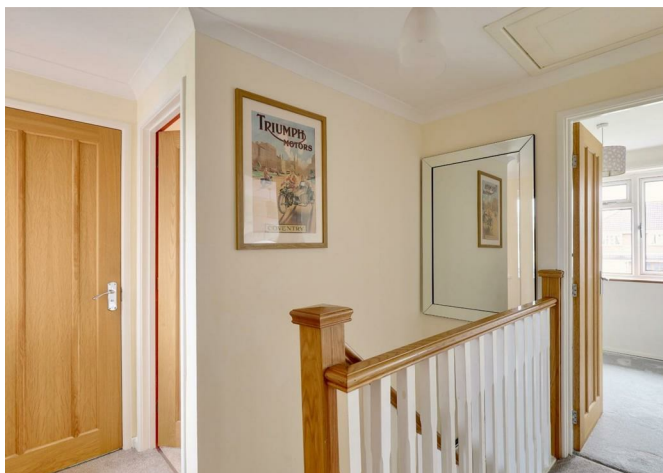




166 Windsor Road, Lawn, Swindon, Wiltshire, SN3 1LL
Offers over £450,000



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Located on Windsor Road in the popular area of Lawn, Swindon, this 1950's detached house offers flexible living with three reception rooms. The modern kitchen breakfast room has plenty of storage within the kitchen itself plus a boiler room/store, utility and useful ground floor cloakroom. There are four first floor bedrooms, a bathroom with bath and shower cubicle plus a separate cloakroom.

For those who appreciate outdoor activities, Coate Water Country Park is just a mile away, offering picturesque walks and recreational opportunities. The M4 motorway and a local hospital are conveniently located only two miles from the property, making commuting and access to healthcare straightforward. Additionally, the vibrant Old Town is a mere mile's walk through the scenic Lawn woods, perfect for leisurely strolls.

Families will appreciate the proximity to Lawn Primary School, as well as a convenience shop and pharmacy, all within easy reach. The property also features driveway parking to its front and rear along with a brick garage to the rear.

Description

Comprising entrance porch, entrance hallway, living room, dining room, further reception/ground floor bedroom, kitchen/breakfast room, utility, boiler/store room, ground floor cloakroom, four bedrooms, bathroom and first floor cloakroom. An entrance porch offers space for shoes and jackets, a door leads into the hallway with stairs to the first floor and doors to the living room, kitchen and further reception. The living room has a bay window overlooking the front, there is a gas fire with a brick external chimney. Double doors lead into the dining room which also has an external chimney currently not in any use. Patio doors lead out to the garden and an internal door leads into the kitchen area. The kitchen has an initial area ideal for store units with some built in and some free standing storage. A boiler room houses a relatively new combination boiler and offers further storage. A door leads into the utility which in turn has a door to the garden and a ground floor cloakroom. The kitchen breakfast room area itself is modern in finish, overlooks and has patio door access to the rear garden. A further reception off the hallway offers a home office, playroom or potential further bedroom. On the first floor there are four bedrooms, bathroom with bath and a shower along with a separate cloakroom.

Outside there is driveway parking to the front and rear, the rear leading to a single garage with power and light. The garden is mainly laid to lawn with a patio, hand side return and further side gated access.

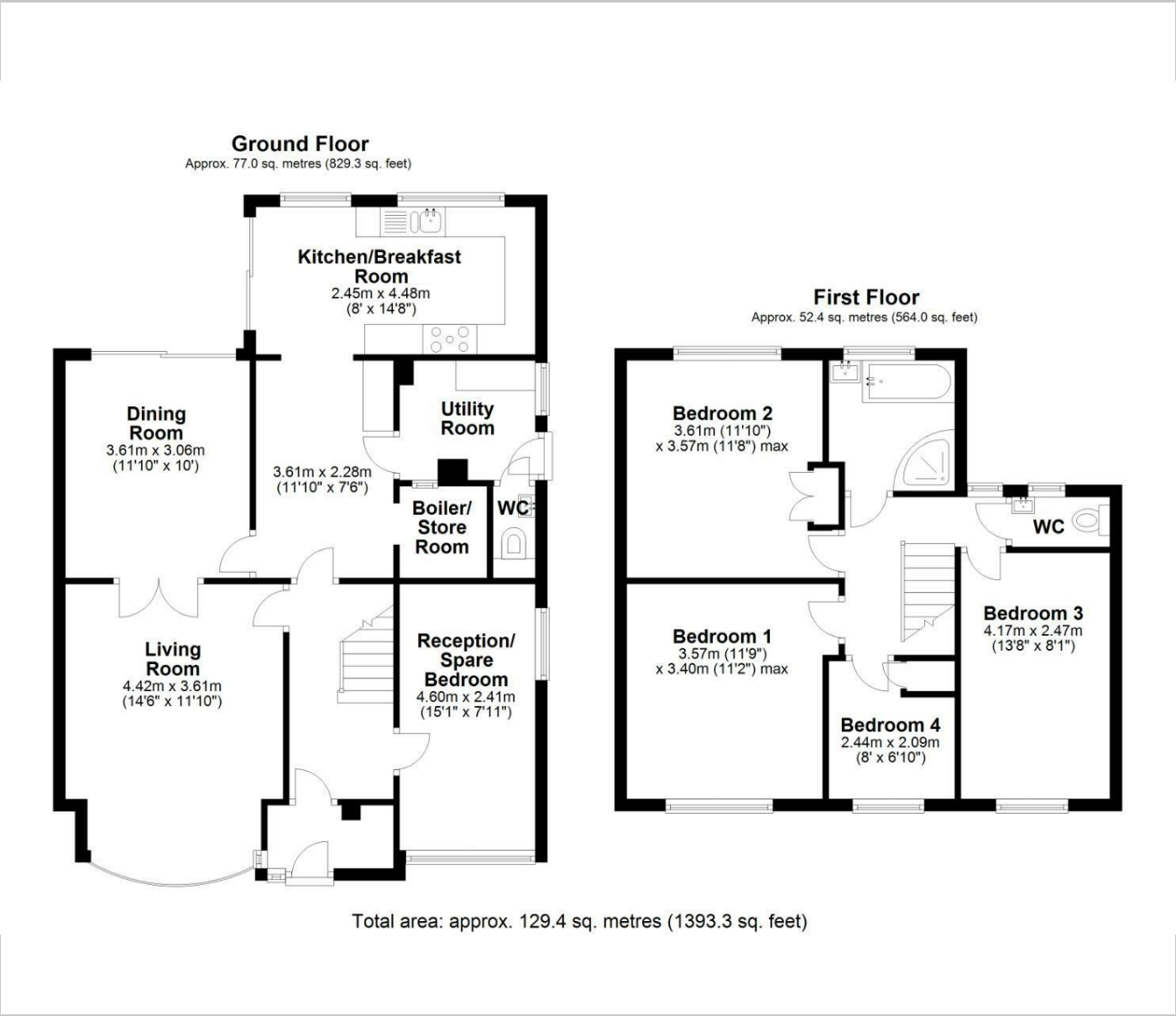
Services: We understand mains water, electricity, gas and sewage are connected to the property.

Situation

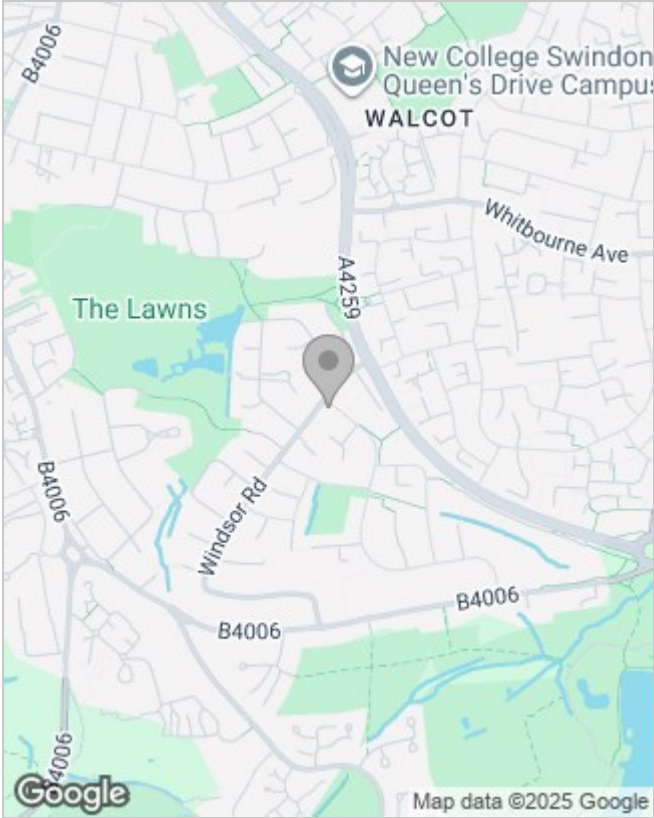
Lawn is a small suburb of Swindon positioned between Old Town and Coate Water country park to the south east of Swindon centre. Within a 1 mile walk is Old Town, the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. Nearby Coate Water lake has a famous Grade II listed driving board and offers walks around the lake, through the woodland whilst enjoying the views of the surrounding countryside, finished off with a hot drink and snack from their cafe. There are four primary schools and a secondary in Old Town, all with good ofsted ratings. The town is a walk down the hill where the train station with trains running to London Paddington can be utilised to access the capital in under the hour. The M4 motorway is also within 3 miles of the property roughly to either junction 15 or 16.



Floor Plans



Area Map



Energy Performance Graph

