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@ [scott.windle@exp.uk.com](mailto:scott.windle@exp.uk.com)

 [scottwindle.exp.uk.com](http://scottwindle.exp.uk.com)

 07838 311 550



## Signal Way, Chippenham

Offers Over £475,000

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**Reference; SW0341** Modern and beautifully presented four double bedroom detached property with large garden, built in 2018 by Linden Homes, pleasantly situated in a popular location within close proximity to Sheldon & Hardenhuish secondary Schools, the town centre, mainline railway station and the M4 motorway. The spacious (about 1356 sq ft) accommodation is arranged over two floors and in brief comprises; Welcoming entrance hallway with the stairs rising to the first floor, cloakroom, large kitchen / dining room with a range of wall and base units, dual aspect lounge with double doors opening to the garden, and separate study/family room. To the first floor is a spacious landing area with doors off to the four double bedrooms, the master with en-suite, and family bathroom. To the rear is a landscaped garden laid mainly to lawn with patio terrace that offers a good degree of privacy. Further benefits include a single garage with driveway parking in front and the remainder of the NHBC warranty. An internal viewing is highly recommended.

### Situation

The property is situated just a short walk from the town centre, mainline railway station (London Paddington - approx. 75 minutes), popular John Coles Park with tennis courts, and two highly regarded secondary schools; Sheldon & Hardenhuish. There is easy access to the M4 motorway giving excellent links to Bath, Bristol, Cardiff, Swindon and London. Chippenham offers a good choice of amenities including a range of shops, cafes, restaurants/public houses, supermarkets, cinema, sports centre with swimming pool, library and secondary and primary schools.

**\*\*\* PLEASE QUOTE REFERENCE; SW0341 \*\*\***

### Property Information

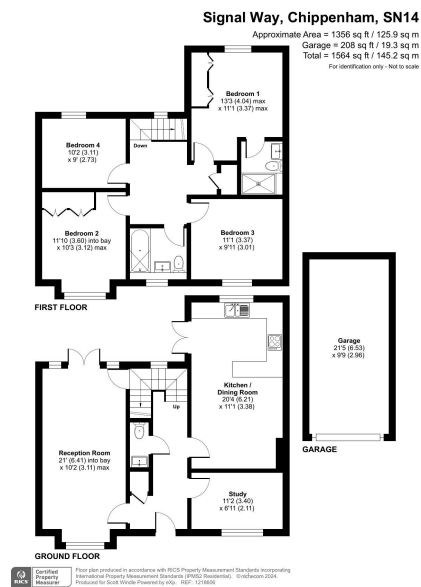
Freehold

Council Tax Band; E

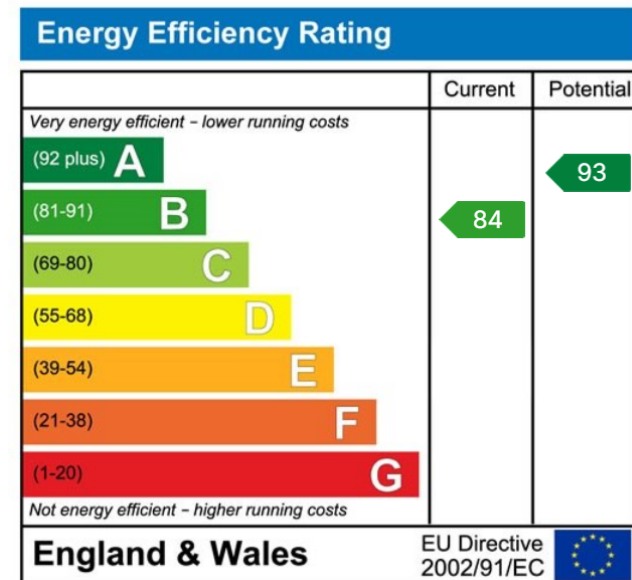
Gas Fired Central Heating

EPC Rating; B. Estate Charge TBC





- Please Quote Reference SW0341
- Built In 2018 By Linden Homes
- Beautifully Presented Detached Family Home
- Four Double Bedrooms
- Kitchen / Dining Room & Two Reception Rooms
- En-Suite, Family Bathroom & Downstairs Cloakroom
- Large Garden Offering A Good Degree Of Privacy
- Garage & Driveway Parking
- Close To Sheldon & Hardenhuish Secondary Schools
- Easy Access To Town Centre & Mainline Railway Station



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