



SCOTT WINDLE POWERED BY exp TM UK

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# Heron Way, Chippenham

Guide Price £395,000

3 3 2



**Reference; SW0341.** Extended & much improved three bedroom detached property offering spacious and very well presented accommodation throughout ideally situated in a popular cul de sac location on the favoured Western side of Town within easy access of the town centre with mainline railway station and M4 motorway. In brief the accommodation comprises; Entrance hallway with the stairs rising to the first floor, lounge, large open plan kitchen / dining / family with modern fitted kitchen, wood burner and double doors opening to the garden, utility room with access into the integral garage and a downstairs shower room. To the first floor are three spacious bedrooms, the master with a small en-suite shower, and a family bathroom. To the front is a driveway leading to the single garage whilst to the rear is an enclosed, easily maintainable garden laid mainly to patio. An internal viewing is highly recommended.

### Situation

The property is ideally situated on the Western side of town and offers excellent access to the major centres of Bath, Bristol, Swindon and London via the M4, A4 & A420. Just a short walk away are two of the towns highly reputable secondary schools, primary schools and local shops. A more comprehensive range of amenities can be found in the nearby town centre including the mainline railway station (London-Paddington), a range of shops, café's and restaurants, public library, cinema, college and sports facilities.

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

### Property Information

Freehold

Council Tax Band; D

Gas Fired Central Heating

EPC Rating; C



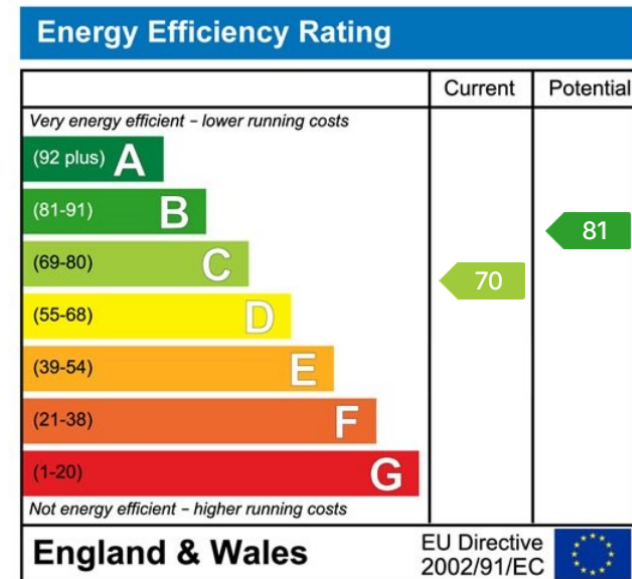
# Heron Way, Chippenham, SN14

Approximate Area = 1000 sq ft / 92.9 sq m  
Garage = 130 sq ft / 12 sq m  
Total = 1130 sq ft / 104.9 sq m  
For identification only - Not to scale



For plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Accessed: 01/08/2024).  
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- Please Quote Reference SW0341
- Easy Access To The M4 Motorway & Town Centre
- Popular Cul De Sac Location
- Extended Detached House
- Large Open Plan Kitchen / Dining / Family Room
- Utility Room
- Three Spacious Bedrooms
- En-Suite, Family Bathroom & Downstairs Shower Room
- Easily Maintainable Garden
- Single Garage & Driveway Parking



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