







## 40 Oxford Road

## Swindon

Welcome to this stunning 3 DOUBLE BEDROOM Semi-Detached house that has been tastefully EXTENDED, ensuring a spacious and comfortable living experience. The property boasts a BEAUTIFULLY PRESENTED interior, featuring separate dining and extra living spaces perfect for entertaining and relaxing. The bay fronted design adds character to the home, creating a warm and inviting atmosphere.

You'll love the outdoor kitchen and seating area in the garden, making it an ideal space for hosting gatherings or simply enjoying the outdoors.

Additionally, the property includes an outbuilding with power, providing versatility for various uses. With AROUND 100FT DECKING in the garden, there's ample room for outdoor enjoyment.

Don't miss out on this unique property that offers both charm and modern amenities. Contact us today to arrange a viewing and discover the true beauty of this home.

- 3 DOUBLE BEDROOMS
- SEMI-DETACHED
- EXTENDED
- BEAUTIFULLY PRESENTED
- OUTDOOR KITCHEN AND SEATING IN GARDEN
- OUTBUILDING WITH POWER
- SEPARATE DINING AND EXTRA LIVING SPACE
- BAY FRONTED
- AROUND 100FT DECKING IN GARDEN









## Approx. 54.3 sq. metres (584.1 sq. feet) **First Floor** Approx. 42.2 sq. metres (454.5 sq. feet) **Dining** Room 2.71m x 2.55m (8'11" x 8'4") Kitchen 5.09m (16'8") x 2.52m (8'3") max Bedroom 3 4.09m x 2.62m (13'5" x 8'7") Family Bedroom 2 Room 3.33m x 3.14m 3.33m x 3.14m (10'11" x 10'3") (10'11" x 10'4") Landing Living Bedroom 1 3.35m x 3.36m Room 3.35m x 3.74m (11' x 12'3") (11' x 11') Bathroom **Entrance** Hall

Total area: approx. 96.5 sq. metres (1038.6 sq. feet)

## McFarlane Sales & Lettings

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**Ground Floor**