



**Woodhill Avenue, Calne SN11 8BS**



**welcome to**

**Woodhill Avenue, Calne**

This stunning three-bedroom home, in a sought after cul de sac location, offering easy access to the town centre, shops and schools. There are three spacious reception rooms, and conservatory, plus REFITTED KITCHEN, BATHROOM & SHOWER ROOM. Further benefits include garage, parking, & large rear garden





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Lounge**

14' 2" max x 11' 9" max ( 4.32m max x 3.58m max )

**Conservatory**

**Dining Room**

17' 5" max x 11' 6" max ( 5.31m max x 3.51m max )

**Refitted Kitchen**

15' 7" max x 8' 4" max ( 4.75m max x 2.54m max )

**Downstairs Shower Room**

**Landing**

**Bedroom One**

15' 2" max x 11' max ( 4.62m max x 3.35m max )

**Bedroom Two**

11' 2" max x 11' 1" max ( 3.40m max x 3.38m max )

**Bedroom Three**

12' 2" max x 6' 9" max ( 3.71m max x 2.06m max )

**Refitted Bathroom**

**Garage**

22' 7" max x 11' 7" max ( 6.88m max x 3.53m max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Woodhill Avenue, Calne

- Beautifully presented three-bedroom home
- Sought after cul de sac location
- Three reception rooms & Refitted kitchen
- Bathroom & Shower room
- Garage & Driveway

Tenure: Freehold EPC Rating: D

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108709](https://allenandharris.co.uk/Property/CLN108709)



Property Ref:  
CLN108709 - 0009

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