



**The Beeches, Shaw Melksham SN12 8EP**

**welcome to**

**The Beeches, Shaw Melksham**

Allen&Harris is delighted to present this very spacious family home for sale.

Offering four double bedrooms, additional guest suite and attic room , with en-suite.

Benefiting from driveway parking, front and rear gardens.

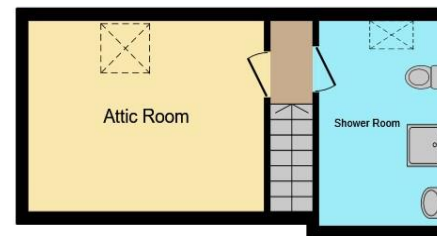




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Porch**

**Entrance Hallway**

**Living Room**

14' 10" x 12' 9" (4.52m x 3.89m)

**Kitchen/Diner**

27' 9" x 8' 11" (8.46m x 2.72m)

**Utility Room**

11' 2" x 4' 2" (3.40m x 1.27m)

**Guest Suite**

15' 4" x 7' 9" (4.67m x 2.36m)

**First Floor Landing**

**Bedroom One**

12' 8" x 11' 10" (3.86m x 3.61m)

**Bedroom Two**

12' 9" x 11' 10" (3.89m x 3.61m)

**Bedroom Three**

11' 7" x 8' 5" (3.53m x 2.57m)

**Bedroom Four**

9' 5" x 8' 10" (2.87m x 2.69m)

**Family Bathroom**

**Second Floor Landing**

**Attic Room**

14' 2" x 10' 10" (4.32m x 3.30m)

**En-Suite**

**Front Garden**

**Rear Garden**

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

## The Beeches, Shaw Melksham

- Four Double Bedroom Semi-Detached Family Home.
- Additional Guest Suite.
- Large Attic Room with En-Suite.
- Wonderful Kitchen/Diner and Utility.
- Front and Rear Gardens.

Tenure: Freehold EPC Rating: E

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/COS106735](https://www.allenandharris.co.uk/Property/COS106735)



Property Ref:  
COS106735 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris



**01249 713877**



[corsham@allenandharris.co.uk](mailto:corsham@allenandharris.co.uk)



28 High Street, CORSHAM, Wiltshire, SN13 0HB



[allenandharris.co.uk](https://www.allenandharris.co.uk)