



Edencroft, Highworth Swindon SN6 7NJ



welcome to

Edencroft, Highworth Swindon

Allen & Harris offer for sale this 3 bedroom family home in Highworth. The property benefits from a South facing garden, driveway parking and a downstairs cloakroom.



Canopied Porch

Double glazed door to hallway

Entrance Hall

amtico flooring. Hardwood doors to kitchen/diner, living room and cloakroom. Stairway to first floor landing.

Cloakroom

6' x 2' 9" (1.83m x 0.84m)

UPVC double glazed window. Wash hand basin. W.c.

Living Room

12' 11" x 12' 10" (3.94m x 3.91m)

UPVC double glazed window to rear. Electric heater.

Kitchen/diner

20' 2" x 10' (6.15m x 3.05m)

UPVC Double glazed window. Double glazed sliding doors to rear. Electric heater. Range of floor and wall mounted units. Extractor unit. Builtin fridge and freezer. Plumbing for washing machine and dishwasher. Further appliance space. Breakfast bar.

First Floor Landing

Hardwood doors to all three bedrooms and bathroom. Airing cupboard housing pressurised "gledhill" water tank. UPVC Double glazed window.

Bedroom One

13' 1" x 12' 4" (3.99m x 3.76m)

UPVC double glazed window.

Bedroom Two

13' x 10' 10" (3.96m x 3.30m)

UPVC double glazed window.

Bedroom Three

9' 2" x 7' 4" (2.79m x 2.24m)

UPVC double glazed window. Built-in wardrobe.

Re-Fitted Bathroom

9' 1" x 6' 5" (2.77m x 1.96m)

UPVC window. Electric heater. Recently refitted

bathroom. Oversized bath with shower over. W.c. Wash hand basin. Inset spotlights.

Outside

South Facing Garden

Enclosed rear garden. South facing. Paved patio. Area laid to lawn. Storage. Further paved area.

Driveway

Driveway to the front.

Highworth

Highworth Town centre is right on the doorstep and can be reached on foot and is only a short walking distance away. Highworth itself is a hilltop market town having extensive views stretching to the Wiltshire downs, the Vale of the White Horse and the Cotswolds. Situated in the north eastern corner of Wiltshire evidence suggests that Highworth has seen almost continuous occupation for around 4,000 years.

Day to day needs are catered for in the bustling friendly town centre where you will find a building society (plus mobile banking on specific days), a post office, doctors and dental surgeries, supermarket and a fine range of traditional shops such as the renowned local butchers, delicatessen and tea rooms. There is regular bus services leading into Swindon and has easy access to commuter roads such as the M4, A419 and A420.

On a social note there is a recreational centre, football club, golf club and many country walks to be had. In nearby Lechlade on Thames, riverside walks can be enjoyed as well as attractive country pubs in both towns to while away those summer days.



view this property online allenandharris.co.uk/Property/HWT105724



welcome to

Edencroft, Highworth Swindon

- 3 Bedroom Family Home
- Updated by Current Owners
- Entrance Hall, Cloakroom, Kitchen/Diner
- Living room, Re-Fitted Bathroom
- South Facing Garden, Driveway Parking

Tenure: Freehold EPC Rating: E

£260,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT105724



Property Ref:
HWT105724 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk