



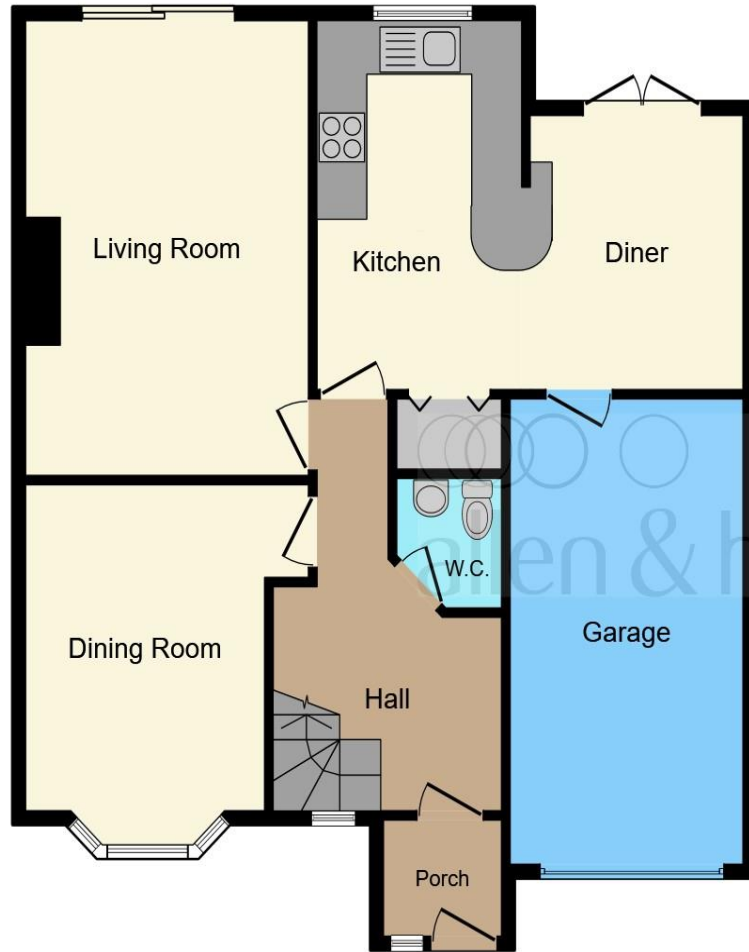
The Beanlands, Wanborough Swindon SN4 0EJ

welcome to

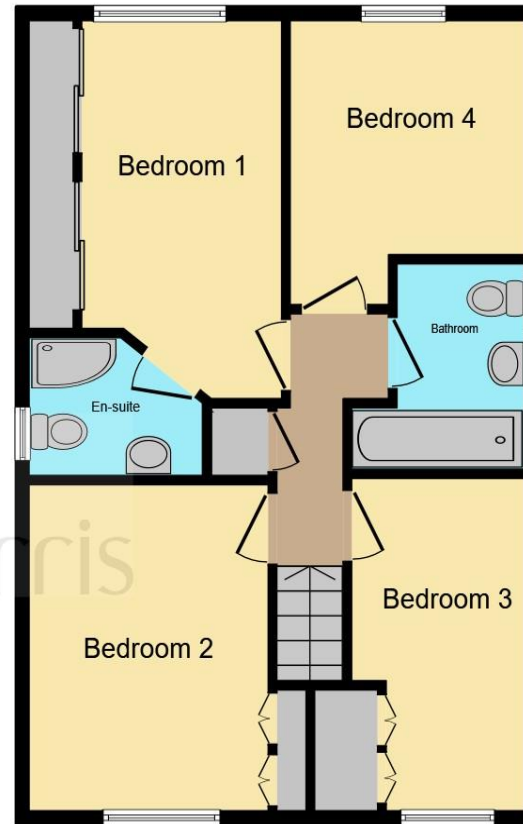
The Beanlands, Wanborough Swindon

NO ONWARD CHAIN 4 bed detached family home located in the picturesque village of Wanborough. The property offers versatile accommodation benefiting from 2 reception rooms a kitchen/breakfast room, en-suite to master + garage and driveway. Potential for extension subject to planning permission.





Ground Floor



First Floor

Entrance Via Door To

Entrance Porch

Entrance Hall

Cloakroom

6' 5" Max x 4' 11" Max (1.96m Max x 1.50m Max)

Lounge

11' 4" x 15' 11" (3.45m x 4.85m)

Dining Room

11' 9" Max x 11' 7" (3.58m Max x 3.53m)

Kitchen / Breakfast Room

17' 1" Max x 12' 11" Max (5.21m Max x 3.94m Max)

Landing

Bedroom One

13' 4" x 8' 3" (4.06m x 2.51m)

En - Suite

5' 11" x 5' 9" (1.80m x 1.75m)

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

Bedroom Three

10' 4" x 8' 11" (3.15m x 2.72m)

Bedroom Four

11' 11" x 7' 6" (3.63m x 2.29m)

Bathroom

6' 3" x 7' (1.91m x 2.13m)

Front Garden

Rear Garden

Garage

17' 3" x 8' 10" (5.26m x 2.69m)

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

welcome to

The Beanlands, Wanborough Swindon

- Four Bedroom Detached House
- Kitchen Breakfast room, Lounge and Separate Dining room
- En-suite to Master Bedroom
- Private Enclosed Rear Garden
- Garage and Driveway Parking
- The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

Tenure: Freehold EPC Rating: Awaited

guide price

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/HWT105562](https://www.allenandharris.co.uk/Property/HWT105562)



Property Ref:
HWT105562 - 0006

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.

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