

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.













Entrance Via Door To

Entrance Porch

Door to front. Double glazed window to side. Ring door bell.

Entrance Hall

Double glazed window to front. Radiator,

Cloakroom

6' 5" Max x 4' 11" Max (1.96m Max x 1.50m Max) Wash hand basin. W.C. Radiator. Splashbacks. Extractor fan. Tiled floor.

Lounge

11' 4" x 15' 11" (3.45m x 4.85m) Double glazed sliding patio door to rear, Radiator, Feature fireplace. (gas)

Dining Room

11' 9" Max x 11' 7" (3.58m Max x 3.53m)
Double glazed bay window to front. Radiator.

Kitchen / Breakfast Room

17' 1" Max x 12' 11" Max (5.21m Max x 3.94m Max) Double glazed window to rear. Double glazed doors to garden. Range of wall and base mounted units with work surfaces over, Sink and drainer unit, Tiled splashbacks. Double electric oven. Five ring gas hob with cooker hood over. Freestanding dishwasher, (staying) Radiator. Tiled floor. Utility cupboard housing (plumbing for) washing machine, Door to garage.

Landing

Loft access. Airing cupboard housing Emerson heater.

Bedroom One

13' 4" x 8' 3" (4.06m x 2.51m) Double glazed window to rear. Built-on wardrobe. Radiator.

En - Suite

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

Double glazed window to side. Shower cubicle with electric shower. Wash hand basin. W.C. Part tiled walls. Extractor fan. Tiled floor. Shaver point.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m) Double glazed window to front. Radiator. Built-in wardrobes.

Bedroom Three

10' 4" x 8' 11" (3.15m x 2.72m) Double glazed window to rear. Radiator.

Bedroom Four

11' 11" x 7' 6" (3.63m x 2.29m) Double glazed window to front. Radiator. Built-in wardrobe.

Bathroom

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

Double glazed window to side, Bath with electric shower over. Wash hand basin. W.C. Shaver point. Part tiled walls. Tiled floor.

Front Garden

Block paved drive. Lawn. Mature shrubs.

Rear Garden

Patio. Lawn. Side access. Both sides gated. Private enclosed mature shrubs and trees.

Garage

17' 3" x 8' 10" (5.26m x 2.69m) Electric up and over door. Power and light. Loft storage. Boiler.

Agents Note

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





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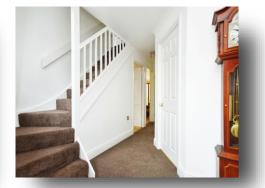
- Four Bedroom Detached House
- Kitchen Breakfast room, Lounge and Separate Dining room
- En-suite to Master Bedroom
- Private Enclosed Rear Garden
- Garage and Driveway Parking

Tenure: Freehold EPC Rating: D

£465,000











Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/HWT105562



Property Ref: HWT105562 - 0008 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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