



**Raven Way, Shrivenham Swindon SN6 8FX**



**welcome to**

**Raven Way, Shrevenham Swindon**

Allen and Harris are delighted to offer to the market this beautifully presented three bedroom detached family home located in the very popular village of Shrevenham offering cloakroom, living room, kitchen/diner, three bedrooms two bathrooms, enclosed garden and single garage.



## Entrance Via Door To

### Entrance Hall

Double glazed door to front. Upgraded radiator. Motion sensor lighting. Engineered wooden floor. Down lights.

### Cloakroom

Window to front, W.C. Vanity wash hand basin. Radiator. Tiled floor.

### Living Room

16' 1" x 11' 2" ( 4.90m x 3.40m )  
Window to front. Upgraded radiator. Wall mounted heater. Extra Wall sockets. Down Lights.

### Kitchen

19' 5" x 12' 2" ( 5.92m x 3.71m )  
Window to rear. Patio doors to rear with single rear door leading to garden. Range of wall wand base mounted units with work surfaces over. Sink and drainer unit. Integrated oven and hob with cooker hood over, Plumbing for washing machine, Integrated fridge/freezer. Fitted dishwasher. Fitted microwave. Understairs storage cupboard. Storage cupboard. Downlights. Engineered wood floor. Remote control extractor fan.

### Landing

Sun Tunnel. Airing cupboard. Storage cupboard,

### Bedroom One

12' 2" x 10' 1" ( 3.71m x 3.07m )  
Window to rear. Built-in wardrobes, Radiator. Down Lights and door to en-suite.

### En - Suite

Window to side, Shower cubicle with rain forest shower over and hand held head, Vanity wash hand basin. W.C. Heated towel rail. Shaver point. Remote control extractor fan. Down Lights. Fully tiled walls and floor.

### Bedroom Two

11' 8" x 12' 2" ( 3.56m x 3.71m )  
Window to front. Built-in wardrobes, Upgraded radiator. Down Lights

### Bedroom Three

9' 9" x 8' 2" ( 2.97m x 2.49m )  
Window to front, Upgraded Radiator. Down Lights.

### Bathroom

Window to rear. Bath with mixer tap and rain forest shower over and hand held head. Vanity wash hand basin. W.C. Remote control extractor fan. Shaver point. Fully tiled walls and floor. Heated Towel Radiator.

### Rear Garden

Enclosed by panel fencing. Extended patio. Laid to lawn. Side gate, Personnel door to garage. Bespoke Shed and bin store.

### Garage

Electric door, Power and light with extra sockets. Eves storage. Door to garden. CCTV camera over.



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## Raven Way, Shrivenham Swindon

- Detached Family Home
- Three Bedrooms
- Upgraded Features
- Still Under NHBC Warranty
- Living Room

Tenure: Freehold EPC Rating: B

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HWT105170 - 0010

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