



**Grayling Avenue, Swindon SN3 4TY**



**welcome to**

## **Grayling Avenue, Swindon**

**\*\*Virtual Tour\*\*** Newly new Semi- detached home in the Stanton chase development - spread over 3 floors with a stylish kitchen, master with en-suite, garden with an outbuilding and driveway parking for 3/4 vehicles. just under 2 years old and beautifully presented throughout. Call today to view!



### **Entrance Hall**

Front aspect door, door into the lounge and a radiator.

### **Lounge**

14' 2" max x 12' 6" max ( 4.32m max x 3.81m max )

Front aspect window, door into the kitchen, understairs cupboard and a radiator.

### **Kitchen**

8' 2" max x 12' 6" max ( 2.49m max x 3.81m max )

Fitted kitchen comprising of a range of wall and base units with worksurfaces over, one and a half bowl sink and drainer, integrated fridge/ freezer, washing machine, oven and electric hob, boiler, rear aspect window, rear aspect patio door into the garden and a radiator.

### **Cloakroom**

Wash hand basin, W/C and a radiator.

### **First Floor**

#### **Landing**

Radiator and doors into the Bedroom two, three and the bathroom.

#### **Bedroom Two**

9' 1" x 12' 7" ( 2.77m x 3.84m )

Front aspect window, Juliet balcony and a radiator.

#### **Bedroom Three**

12' 7" max x 11' 3" max ( 3.84m max x 3.43m max )

Rear aspect window and a radiator.

#### **Bathroom**

Fitted suite comprising of panel enclosed bath with a shower over, wash hand basin, W/C, part tiled walls, side aspect window and a radiator.

### **Second Floor**

#### **Landing**

Storage cupboard

#### **Bedroom One**

12' 7" max x 11' 3" max ( 3.84m max x 3.43m max )

Front aspect window, loft access, restricted head height, radiator and door into the ensuite.

#### **Ensuite**

Fitted suite comprising of a corner shower cubicle, wash hand basin, W/C, radiator, rear aspect window and a storage cupboard.

#### **Rear Garden**

Enclosed rear garden with laid to lawn area, patio area, raised flower bed with mature trees, outbuilding with power and lighting and a side access gate.

#### **Driveway**

Driveway parking for 3/4 vehicles



***view this property online*** [allenandharris.co.uk/Property/HWT106218](https://allenandharris.co.uk/Property/HWT106218)



## welcome to Grayling Avenue, Swindon

- Virtual Tour
- Semi-detached family home
- Three double bedrooms
- Just under two years old
- Fitted kitchen

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

# £365,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/HWT106218](https://allenandharris.co.uk/Property/HWT106218)



Property Ref:  
HWT106218 - 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](mailto:Highworth@allenandharris.co.uk)



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



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