



Birdbrook Road, Swindon SN2 7RY

welcome to

Birdbrook Road, Swindon

Allen & Harris are delighted to offer to the market this beautiful four bedroom extended family home in Upper Stratton.

The home further benefits from a master en-suite, gorgeous corner plot garden with bar, and separate outbuilding with its own shower room.

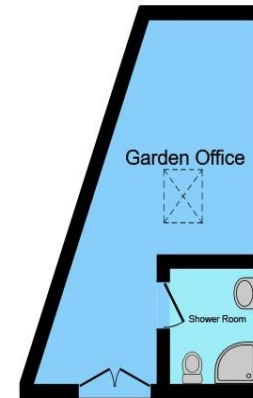




Ground Floor



First Floor



Outbuilding

**Ground Floor
Accommodation**

Entrance Porch

Entrance Hall

Kitchen/Diner/Family Room

21' 9" max x 27' 9" max (6.63m max x 8.46m max)

Living Room

15' 9" x 12' 6" (4.80m x 3.81m)

Play Room

12' 11" x 9' 10" (3.94m x 3.00m)

Utility Room

10' 8" x 5' 5" (3.25m x 1.65m)

Cloakroom

First Floor Accommodation

Landing

Bedroom One

10' 1" x 12' 1" (3.07m x 3.68m)

En-Suite

Bedroom Two

12' 8" max x 12' 2" (3.86m max x 3.71m)

Bedroom Three

12' 1" x 9' 11" (3.68m x 3.02m)

Bedroom Four

8' 10" x 8' 4" (2.69m x 2.54m)

Family Bathroom

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

Birdbrook Road, Swindon

- Exceptional Four Bedroom Extended Semi-Detached Modern Family Home
- Fully Renovated Throughout Since Ownership in 2019
- Gorgeous Low Maintenance Corner Plot Garden with Outbuilding and Bar
- Master Ensuite, Family Bathroom, Cloakroom and Shower Room in Outbuilding
- Driveway Parking for Multiple Vehicles

Tenure: Freehold EPC Rating: E

offers over

£475,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/SWE107728



Property Ref:
SWE107728 - 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.


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