



Crawley Avenue, Swindon SN3 4LB

welcome to

Crawley Avenue, Swindon

Allen & Harris are delighted to offer to the market this fantastic extended three/four bedroom semi-detached family home which is a blank canvas to make your own.





Ground Floor



First Floor

**Ground Floor
Accommodation**

Entrance Hall

Living Room
14' 9" x 12' 9" (4.50m x 3.89m)

Dining Room
9' 9" x 9' 5" (2.97m x 2.87m)

Kitchen
13' 3" x 8' 2" (4.04m x 2.49m)

Study
10' 6" x 9' 2" (3.20m x 2.79m)

Additional Lounge
13' 1" x 9' 10" (3.99m x 3.00m)

Bedroom Three
10' x 8' 5" (3.05m x 2.57m)

Shower Room

First Floor Accommodation

Landing

Bedroom One
11' 5" x 10' 9" (3.48m x 3.28m)

Bedroom Two
8' 9" x 11' 8" (2.67m x 3.56m)

Bedroom Four
8' 6" x 7' 11" (2.59m x 2.41m)

Bathroom

External

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

Crawley Avenue, Swindon

- Three/Four Bedroom Extended Semi-Detached Home
- No Onward Chain
- Garage and Driveway Parking
- Highly Desirable Area in Stratton St Margaret
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

£375,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/SWE107493



Property Ref:
SWE107493 - 0003

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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