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ESTATE AGENTS



Furlong Close, Swindon SN25 1QP

Offers in excess of £490,000

Atwell Martin are proud to offer for sale this beautifully presented 4 BEDROOM, DETACHED house for sale in the popular location of HAYDON WICK. Not only well positioned, but well thought out with a large OPEN PLAN Kitchen / Diner, dual aspect Living Room with LOG BURNER. HUGE DRIVE and LANDSCAPED rear garden.



Location

Haydon wick is a popular purpose built residential development located on the North of Swindon complete with its own local amenities, schooling and good secondary school catchment.

North Swindon offers excellent access to Junction 16 of the M4, the North Swindon shopping centre is nearby and offers a more extensive range of amenities including, restaurant's, takeaways, supermarket and retails shops.

Accommodation

A well thought out, family home with ground floor comprising: Entrance Hall, WC, Open Plan Kitchen/Diner, French Doors leading to Enclosed Rear

Garden. Utility allowing access to Single Garage, Dual Aspect Living Room, with Log Burner and French Doors to Rear Garden.

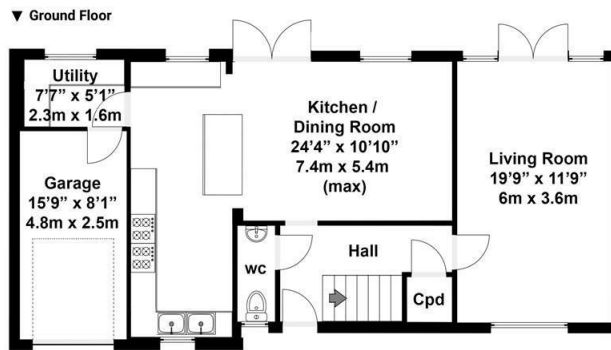
To the first floor: Four Bedrooms, Master benefitting from Ensuite WC. Family Bathroom with Four Piece Suite.

Outside

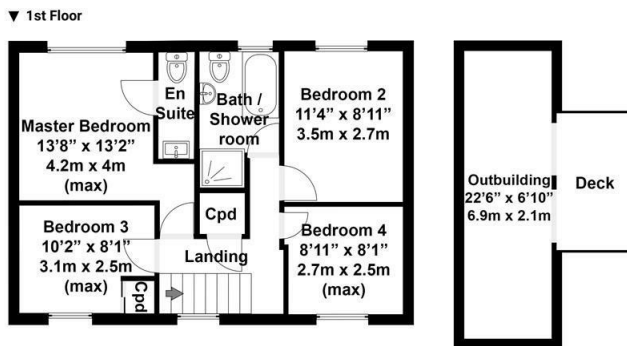
Ample Parking to the front of the property, shingled drive with parking for approx 6-8 vehicles with ease. Enclosed, landscaped rear garden. "Beach Hut" with Log Burner.

Council Tax

Band E



Total area approx: 1620 sq ft / 151 sq m
(Includes outbuilding)



N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically not guarantee as given and all should not be relied on solely as a basis of valuation. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

