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Guildford Avenue, Swindon SN3 1JE

£400,000

Atwell Martin are delighted to offer for sale this thoughtfully extended three bedroom detached home in the heart of Lawns. With ample parking, perfect situation and a great sized garden this house is not to be missed.



## Location

Lawn is a well established and much sought after residential location on the edge of Swindon's popular Old Town. The area provides excellent access links into the Town itself but also the M4 Junction 15 and the A419 for access East, South, North and West. The Great Western Hospital is only a few minutes away by car and main bus routes are within a short walk.

## Accommodation

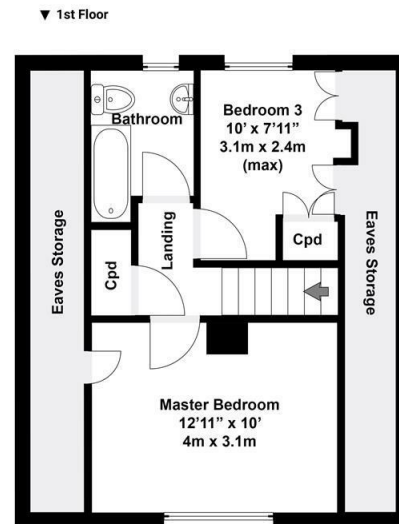
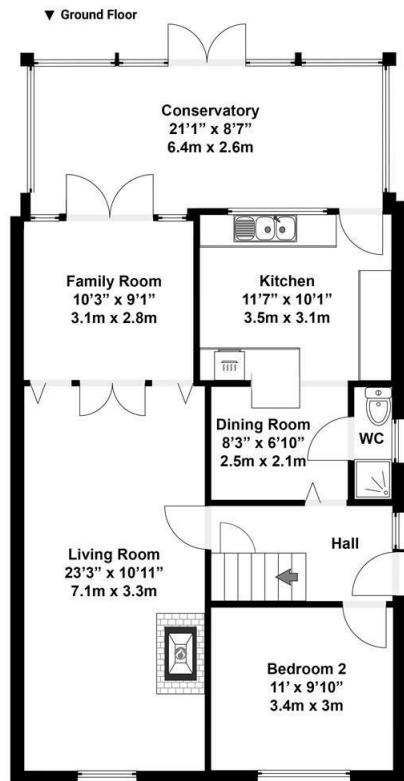
Ground floor comprising; entrance hall, kitchen with double oven, gas hob and space for a dining table. Living room with fireplace, allowing access to the multi-purpose family room which could be used as another bedroom, office, formal dining space. A large sun room to the rear with french doors allowing

access to the enclosed rear garden. Bedroom two is located on the ground floor. Downstairs shower room.

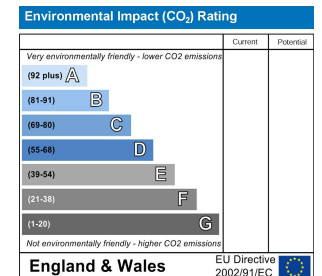
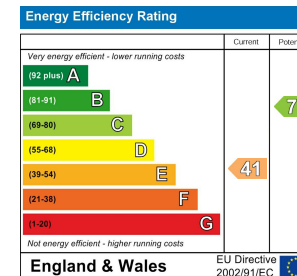
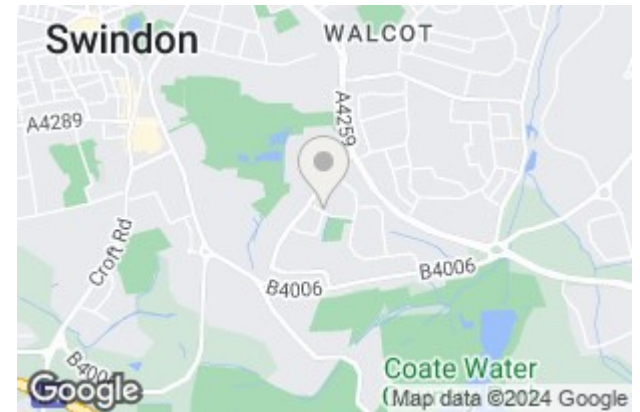
To the first floor, you are met with a good sized bedroom one. Family bathroom with shower over bath. Bedroom two with built in storage.

## Outside

Laid to lawn front garden with adjacent driveway with ample parking for approx three vehicles. Access to the rear garden which is also mainly laid to lawn with patio space at the rear of the garden.



Total area approx: 1297 sq ft / 120 sq m



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 no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.

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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.

