





📍 85 Hardens Mead, Chippenham, SN15 3AQ

🔗 Offers In Excess Of £300,000

A lovely three bedroom semi-detached house, with well-presented accommodation, conservatory, well-maintained garden, single garage and driveway parking. Offered with No Onward Chain.

- Three Bedroom Semi-Detached House
- Well-Presented
- Two Reception Rooms & Conservatory
- Fitted Kitchen & Utility Room
- Shower Room
- Well-Maintained, Private Rear Garden
- Single Garage & Driveway Parking
- No Onward Chain
- Short Distance from Schools & Town Centre
- Close to Countryside Walks

🏡 Freehold

🏠 EPC Rating D





Hardens Mead is a pleasant three bedroom semi-detached house, offering spacious and well-presented accommodation, superbly positioned within walking distance of schools, Chippenham town centre, and popular countryside walks.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, sitting room, fitted kitchen, dining room, utility room, and conservatory, on the ground floor. Three bedrooms, including two doubles with built-in wardrobes, and the family shower room, can be found on the first floor.

Externally the property benefits from an established, and well-maintained rear garden, with lawned, patio and raised bed areas. To the front is a driveway suitable for multiple vehicles, and a single garage.

Offered with No Onward Chain.

### Situation

Hardens Mead is a well established cul-de-sac situated on the eastern edge of town and is particularly well placed for local amenities including a convenience store, public house, doctors surgery, pharmacy and Abbeyfield Secondary School. There is good access to the town centre with a full range of amenities including mainline railway station to London (Paddington) and the M4 which offers good motor commuting to the larger centres of Bristol, Bath, London and Swindon.

### Property Information

Council Tax Band; C

Freehold

Mains Electricity, Water & Drainage

Oil Fired Central Heating

EPC Rating; D



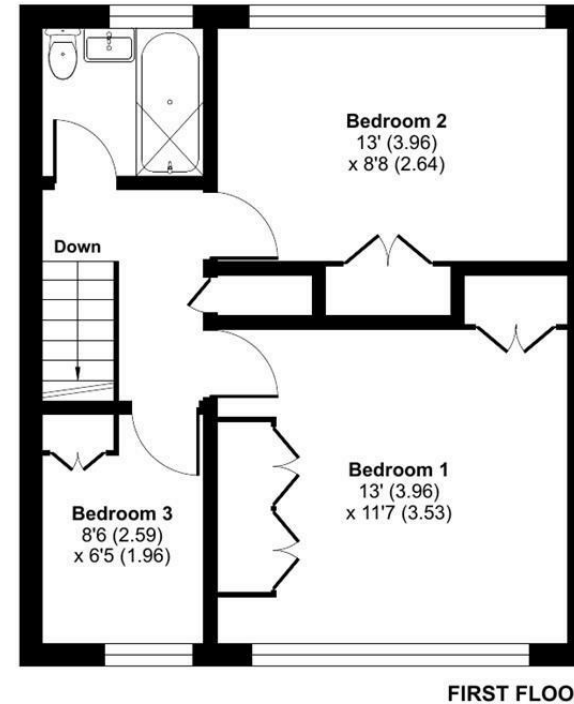
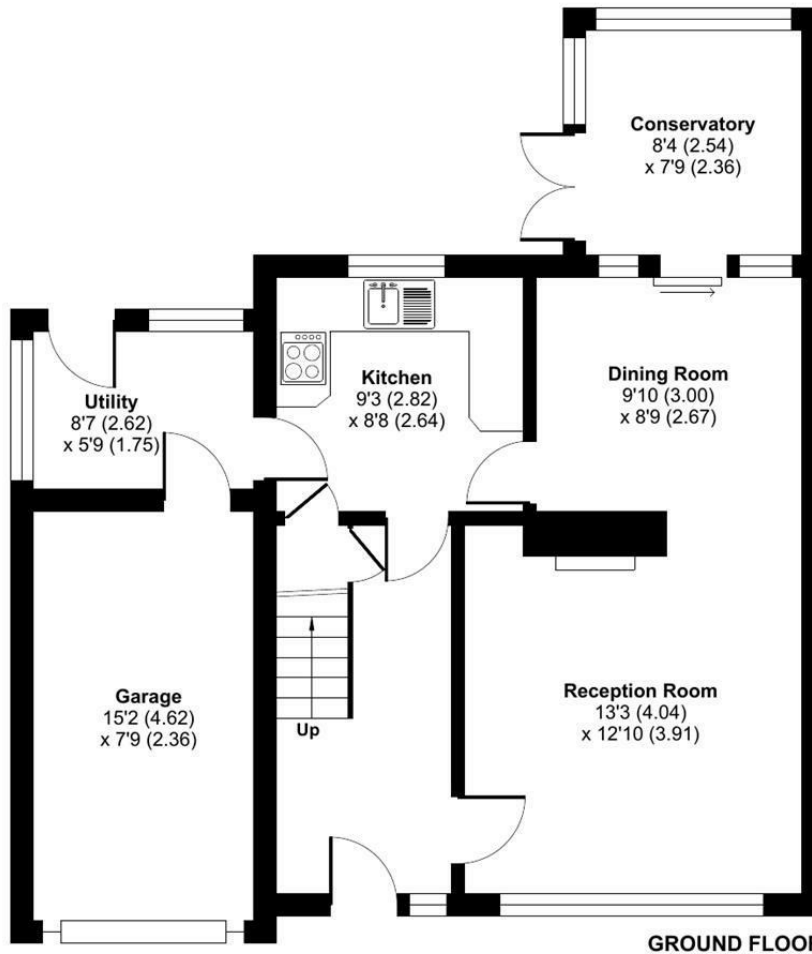
# Hardens Mead, Chippenham, SN15

Approximate Area = 1016 sq ft / 94.4 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1173552

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