



📍 18 East Yewstock Crescent, Chippenham, Wiltshire, SN15 1QR

🔗 Offers In Excess Of £425,000

A wonderful opportunity to purchase a well presented, bay fronted, three bedroom, two / three reception room, semi detached house with large rear garden and ample driveway parking, superbly positioned on one of the most sought after streets in Chippenham. Planning Permission Granted for Two-Storey Side & Single Storey Rear Extension (PL/2024/09178).

- Bay Fronted, 1930's Semi Detached House
- Three Bedrooms & Two / Three Reception Rooms
- Planning Permission Granted for Two-Storey Side & Single Storey Rear Extension (PL/2024/09178)
- Superb Dining / Family Room With An Insulated Metrotile Roof
- Large Utility Room (Converted Garage)
- Well Presented Throughout
- Large Rear Garden
- Driveway Parking For At Least 5 Cars, Gated Entrance
- Highly Sought After Location
- Close To Schools And Amenities

🚲 Freehold

🏠 EPC Rating D



A wonderful opportunity to purchase a well presented, bay fronted, semi detached house with large rear garden and ample driveway parking, which is situated on one of the most sought after roads in Chippenham, within easy walking distance of schools, the train station and town centre amenities. Planning Permission Granted for Two-Storey Side & Single Storey Rear Extension (PL/2024/09178).

The property offers versatile accommodation over two floors comprising; storm porch, entrance hall, sitting room with bay window, further reception room with feature fireplace and wood flooring open plan to a lovely dining / family room with French doors opening onto the rear garden, kitchen with modern units, utility room (converted garage which could provide space for a variety of uses), two double bedrooms, one single bedroom and a bathroom with white suite.

Externally there is large, gravelled and gates driveway to the front of the property for parking at least 5 cars and gated side access to the rear. The rear garden is large and well enclosed by hedging and fencing. Directly to the rear of the property there are paved patio and gravelled seating areas and they lead onto a large area of lawn.

Situation

The property is just a short walk away from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council Tax Band; D

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

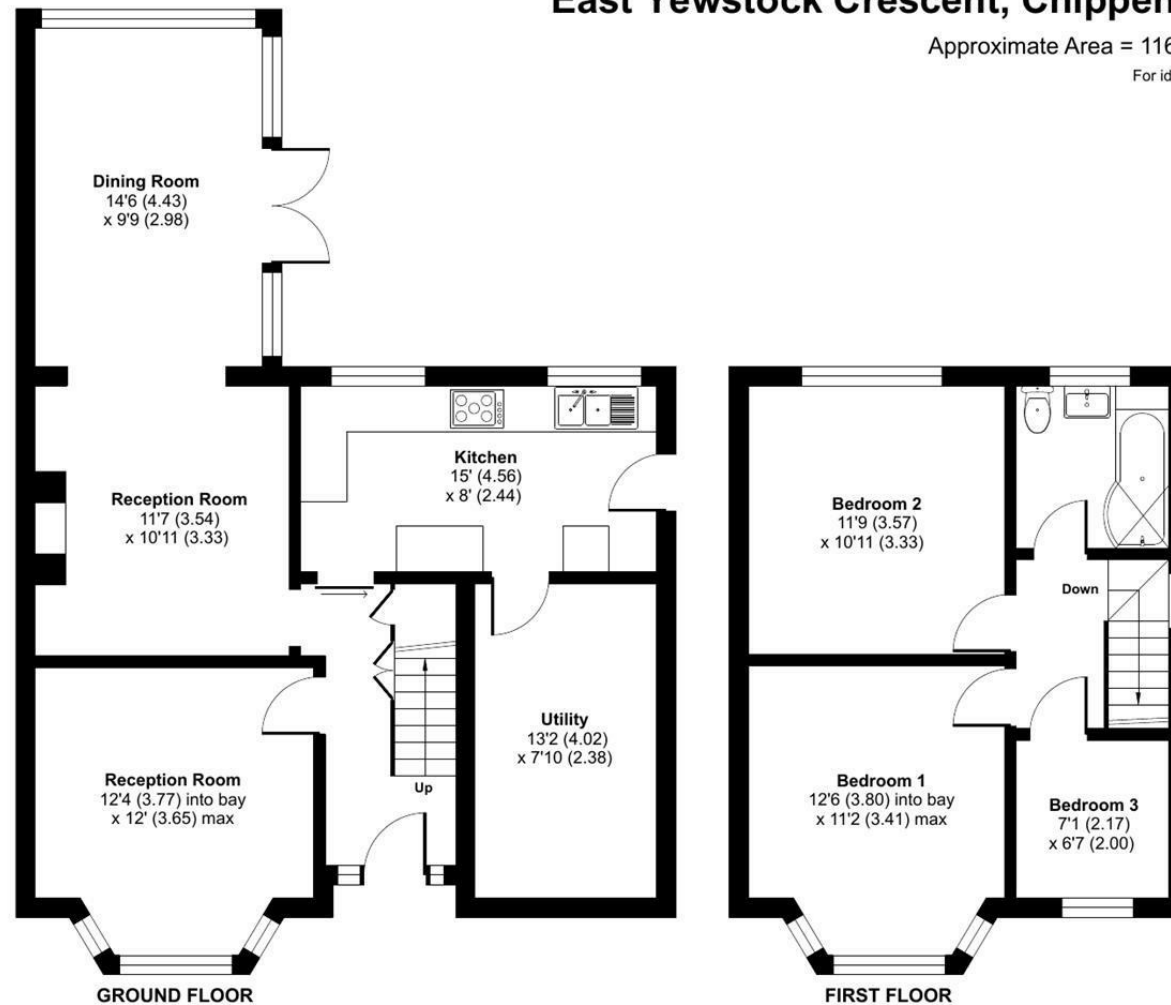
EPC Rating; D



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Approximate Area = 1160 sq ft / 107.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1343033

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