



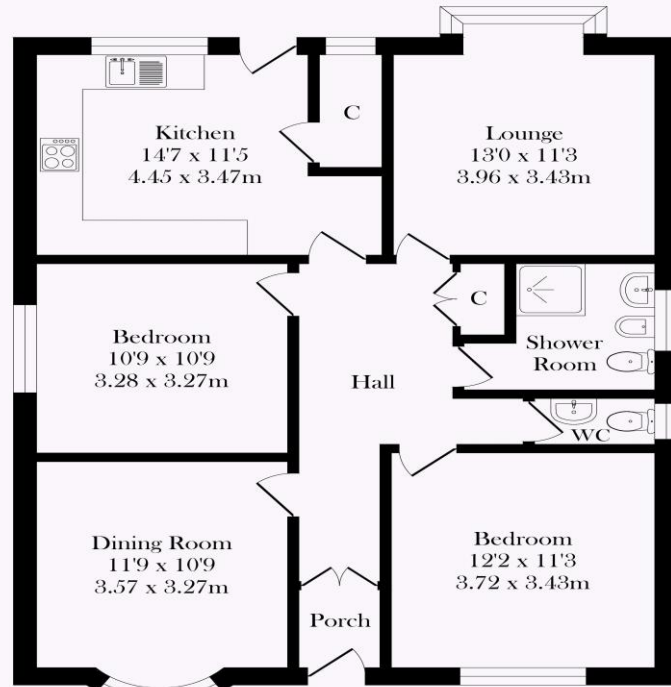
TRACY PHILLIPS

Estates



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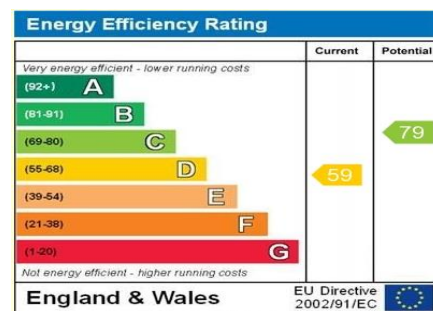
Estates



Ground Floor
Approx. Floor
Area 86.7 Sq.M
(933 Sq.Ft.)

Total Approx. Floor Area 86.7 Sq.M. (933 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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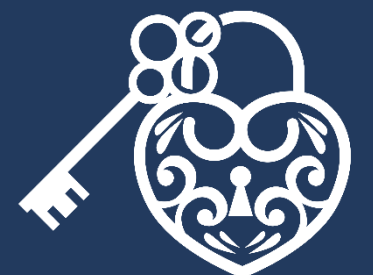
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Asking Price: £280,000

Clifton Crescent, Swinley

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Located in the heart of the lovely district of Swinley, and positioned along this popular and established leafy street, this traditional true bungalow is modern internally and thoughtfully laid out. True bungalows in this location are difficult to come across and this impressive home can also be offered with the benefit of vacant possession and no onward chain. Believed to have been constructed in the 1950s this attractive detached property rests on an elevated plot, with mature gardens to both the front and rear.

The accommodation, which extends to approximately 933 sq ft, is approached via steps from the front garden. There is an enclosed entrance vestibule, opening on to the welcoming hallway which accesses the rest of the home. There are three super bedrooms, two facing to the front of the property and one featuring a lovely arched bay window. One of the bedrooms is currently used as the property's dining room, which highlights the flexible floorplan. There is a further double bedroom to the side of the home. There is a modern and well-presented wet room which features a large walk-in shower with a wall hung wash hand basin along with a bidet and w.c. Complementary and sleek tiling finishes the room with style. There is also a separate room containing a w.c, handy for when guests come to visit. The lounge is located to the rear of the home and overlooks the pretty private garden and is positioned around a feature fireplace housing a living flame gas fire and bay window. The accommodation is completed with an attractive modern kitchen with high gloss cream units and incorporates a range of integrated appliances including a Neff double oven and warming drawer, integrated dishwasher and fridge/freezer and offers access into the garden, perfect for a morning coffee or evening drinks.

Mature gardens surround the bungalow. To the front there are steps rising to the property edged by mature shrubs and planting. There is pedestrian access to the side of the home and leading to the rear garden. The private rear garden is safe and enclosed with lawns and a patio, and edged by a variety of planting.

One of the most interesting aspects of this home is the closeness to the town centre, making it ideal for any client who wants to be able to walk into town. It is located within the Swinley area which offers cafes, bars and the beautiful Mesnes Park just a short stroll away. The livelier town centre has access to a great rail network and there is also easy motorway access too.

Viewings of this delightful home are now invited.





