



**1A Langford Grove, Swindon, SN3 1BT**  
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Welcome to Langford Grove, Old Walcott, Swindon. This semi-detached house boasts a modern design and ample space, whilst keeping with the 1930s design of the local area

The property boasts an open plan kitchen/ diner, separate living room, downstairs WC, master bedroom with en-suite, two more bedrooms, a loft room and family bathroom.

There is underfloor heating downstairs with a log burner in the living room. This coupled with the high level of insulation ensures the property retains heat very well and is as efficient as it can be.

Further benefits include gas central heating, uPVC double glazing throughout and a private rear garden with side access.

Viewing is highly advised to appreciate the true quality of this Old Walcott home.

#### Entrance Hall

4'7" x 16'7" (1.4 x 5.06)

uPVC entrance door, stairs to first floor, door to WC, storage cupboard, underfloor heating

#### W.C.

2'9" x 6'0" (0.85 x 1.85)

Low level WC, wash basin in vanity unit, underfloor heating





### Kitchen/ Diner

18'3" into 9'9" x 11'1" into 18'11" (5.58 into 2.98 x 3.4 into 5.77)

uPVC window to rear aspect, units at eye and base level with matching wooden worktops, integrated fridge/ freezer, integrated electric fan oven with electric hob and extractor over, stainless steel wash basin, integrated dishwasher, breakfast bar, cupboard with integrated washing machine and Worcester combi boiler, underfloor heating

Dining Area: uPVC window to rear aspect, skylight, double doors to garden, space for dining table, underfloor heating

### Living Room

11'5" x 14'5" (to bay) (3.49 x 4.4 (to bay))

Bay window to front aspect, log burner with brick surround, underfloor heating

### Landing

Stairs from ground floor, storage cupboard, doors to bedrooms and bathroom, radiator

### Master Bedroom

11'10" into 9'9" 13'4" (3.62 into 2.99 4.07)

Built in double wardrobe, window to rear aspect, door to en-suite, radiator

### En-suite

6'1" x 6'10" (1.86 x 2.09)

Walk in shower, wash basin in vanity unit, low-level WC, heated towel rail, privacy window to rear, extractor fan



### Bedroom Two

9'11" x 10'11" (3.03 x 3.34)

Window to front aspect, radiator

### Bedroom Three

10'11" into 4'3" x 8'0" (3.33 into 1.31 x 2.44)

Window to front, stairs to loft room, radiator

### Loft Room

10'4" x 10'11" (3.17 x 3.35)

Velux window to rear aspect, built in storage cupboards, radiator

### Bathroom

5'6" x 6'6" (1.7 x 1.99)

Bath with mains shower and shower screen, low-level WC, wash basin in vanity unit, heated towel rail, privacy glazed window to side aspect, extractor fan

### Rear Garden

Gate to side access, bin store, patio leading to lawn

### Front of Property

Large block paved driveway to the front of the property offering parking for up to three cars

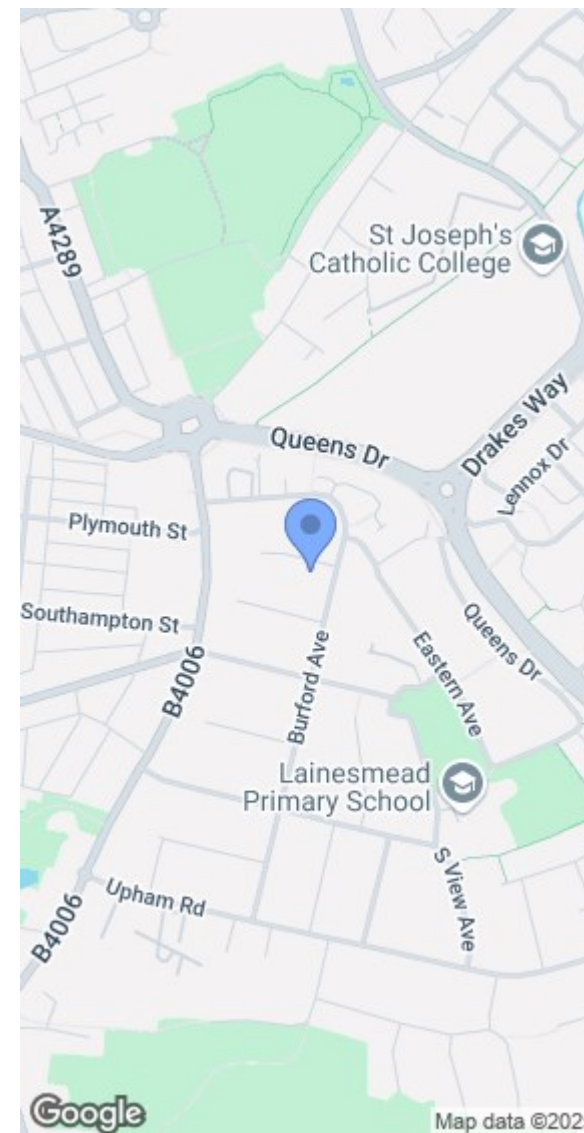
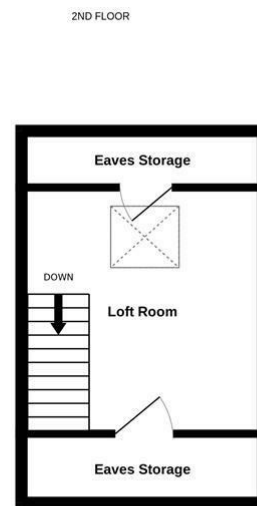
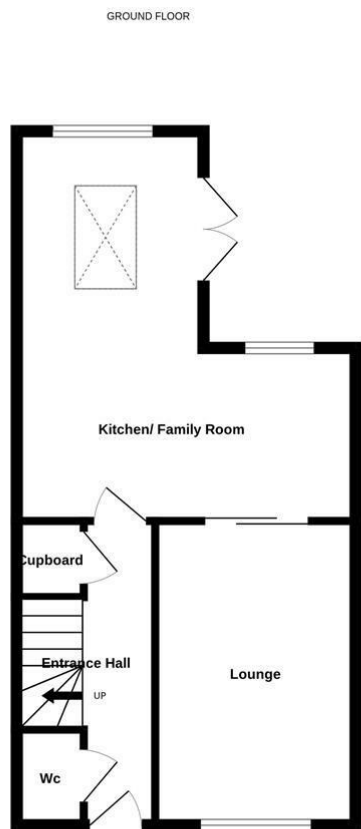












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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