



4 Maidstone Road, Swindon, SN1 3NL  
£240,000

SWINDON  
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Nestled in the charming Old Town area of Swindon, this delightful property on Maidstone Road offers a perfect blend of character and modern living.

The property features two spacious reception rooms, a modern fitted kitchen, downstairs bathroom and two good sized double bedrooms upstairs.

One of the standout features of this home is the off-road parking, accommodating one vehicle, which is a rare find in this sought-after location. With no onward chain, you can move in with ease and start enjoying your new home without delay.

The Old Town area is known for its vibrant community and proximity to local amenities, making it a desirable place to live. Whether you are looking to explore the nearby parks or enjoy the local shops, this property is perfectly located.

#### Entrance Hall

3'0" x 14'5" (0.93 x 4.4)

Entrance door, radiator, door to dining room, door to lounge, stairs to first floor

#### Living Room

9'7" x 10'11" (2.93 x 3.35)

Window to front, radiator

#### Dining Room

13'2" x 11'10" (4.02 x 3.62)

#### Kitchen

12'9" x 11'1" (3.89 x 3.4)

Window to rear, skylight, integrated double fan oven, built in microwave, four burner gas hob with extractor fan over, integrated under counter fridge, integrated under counter freezer, cupboards at eye and base level, space and plumbing for washing machine, one and a half basin stainless steel sink with mixer tap, door to rear lobby





### Rear Lobby

Door to garden, door to bathroom

### Bathroom

7'1" x 7'0" (2.18 x 2.15)

Window to rear, low level WC, bath, shower cubicle, pedestal wash basin, cupboard housing ideal logo combi boiler, heated towel rail

### Front Bedroom

13'1" into 11'11" x 10'11" (4 into 3.64 x 3.35)

wo uPVC windows to front, over stairs storage cupboard, radiator

### Rear Bedroom

13'1" into 11'9" x 11'10" (4 into 3.6 x 3.63)

Window to rear, radiator

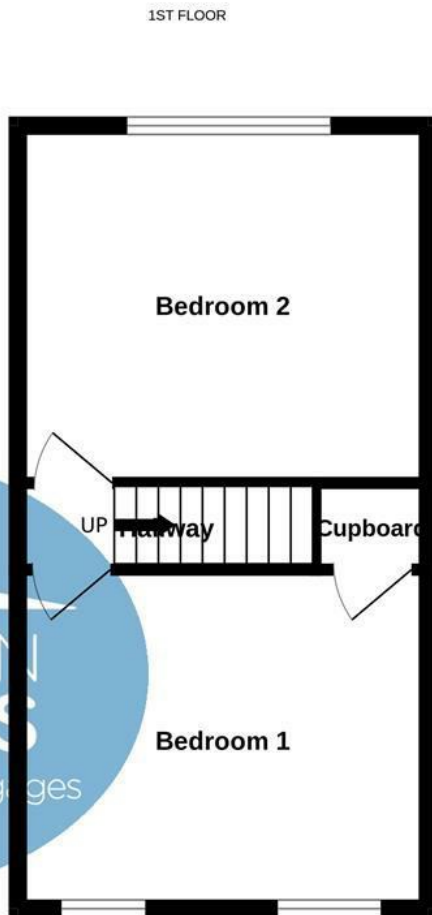
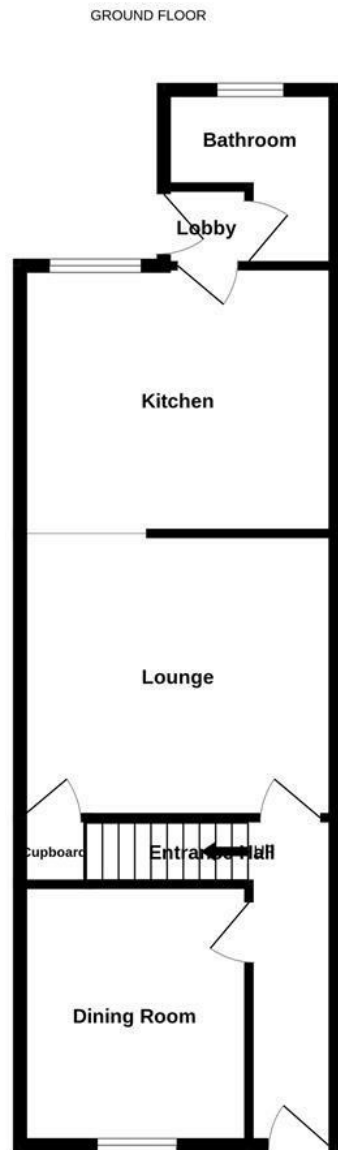
### Rear Garden

Patio area leading to lawn, access to rear parking for one car

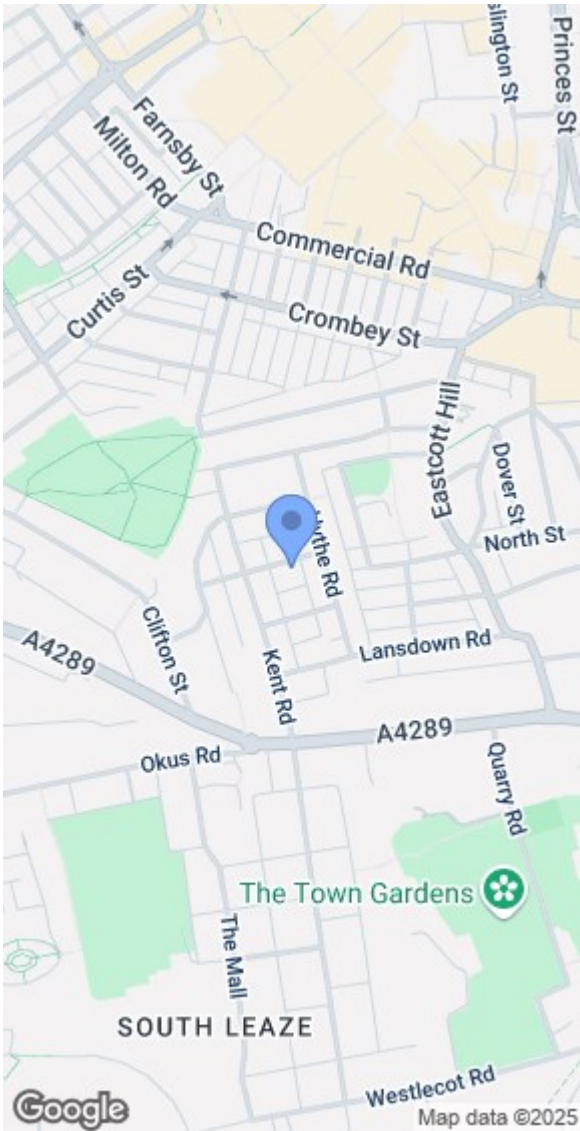








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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