



383 Ferndale Road, Swindon, SN2 1DE  
£325,000

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Sitting on Ferndale Road in Swindon, this terraced house, built around 1900, boasts four well-proportioned bedrooms with the potential to convert a fifth in the loft, making it an ideal choice for families or those seeking extra space.

The ground floor comprises two good sized, open plan reception rooms leading through to the kitchen and the fourth bedroom/ office. There is also a downstairs shower room offering extra convenience.

The upstairs of the home comprises of three double bedrooms and a family bathroom. There is also access to a good sized loft space which is already boarded with a Velux window, making it ready for conversion into additional living space.

The outdoor space offers a private garden with an external room, equipped with power, providing a versatile area that can be used as a study, playroom or studio. Additionally, the property includes a garage, providing extra storage or parking options.

This property is an ideal home for a growing family, conveniently located within a good distance to the town centre and close to local schools, with bus routes allowing travel to various areas of Swindon. Don't miss out, book a viewing today!

#### Entrance Hall

4'7" into 3'3" x 15'5" (1.4 into 1 x 4.7)

uPVC entrance door, stairs to first floor, door to living room, door to shower room, radiator, under stairs storage

#### Living Room

11'1" x 11'9" (3.4 x 3.6)

Bay window to front, radiator, electric fire

#### Dining Room

10'0" x 12'6" (3.05 x 3.83)

Radiator, space for family dining table





### Kitchen

6'2" into 7'6" x 18'4" into 8'6" (1.9 into 2.3 x 5.6 into 2.6)

uPVC window to rear, units at eye and base level with matching wooden worktop, ceramic hob with extractor fan over, double electric fan oven, space for fridge/ freezer, space and plumbing for washing machine, space and plumbing for dishwasher, wash basin, uPVC door to garden, door to bedroom 4/ office

### Bedroom Four / Office

8'6" x 8'2" into 11'9" (2.6 x 2.5 into 3.6)

Window to rear, radiator, door to shower room

### Shower Room

5'6" x 6'6" (1.7 x 2)

Shower cubicle, low-level WC, pedestal wash basin

### Stairs and Landing

5'10" (3'1" to stairs) x 6'4" (1.78 (0.95 to stairs) x 1.95)

Stairs from ground floor, doors to upstairs bedrooms and bathroom, access to loft (boarded and insulated with Velux window already installed)

### Bedroom One

9'10" (7'11" to wardrobes) x 13'0" (3 (2.43 to wardrobes) x 3.97)

uPVC window to rear, built in wardrobes, radiator

### Bedroom Two

9'10" into 8'2" x 11'9" (3 into 2.5 x 3.6)

uPVC window to front, radiator



### Bedroom Three

7'10" x 8'6" (2.4 x 2.6)

uPVC window to front, radiator

### Bathroom

5'6" x 9'4" (1.7 x 2.86)

uPVC window to rear, low level wc, wash basin in vanity unit, bath with shower over, heated towel rail

### Rear Garden

Patio area leading to lawn, garden room and garage

### Garden Room

12'5" x 7'4" (3.8 x 2.25)

Office space with power and storage

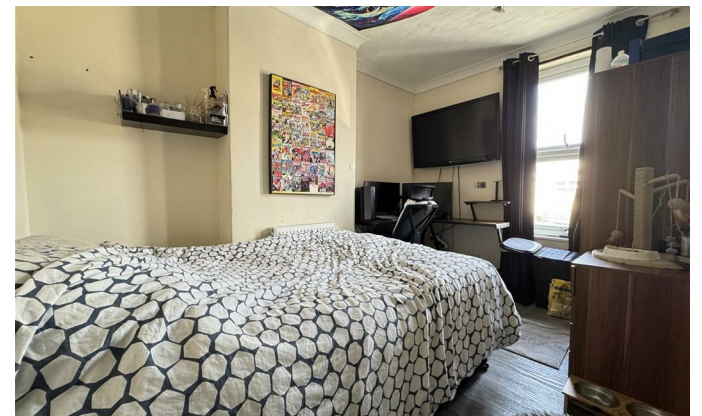
### Garage

11'1" x 16'4" (3.4 x 5)

Electric up and over door, power and light





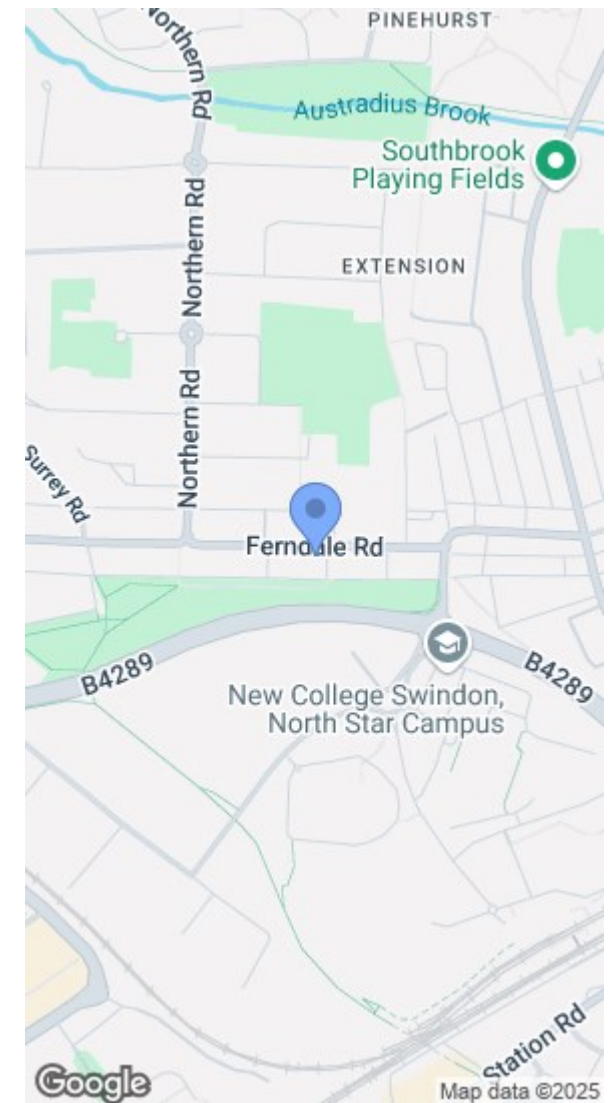








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
<div><div></div><div>(92 plus) <b>A</b></div></div>				<div><div></div><div>(92 plus) <b>A</b></div></div>	
<div><div></div><div>(81-91) <b>B</b></div></div>				<div><div></div><div>(81-91) <b>B</b></div></div>	
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<div><div></div><div>(39-54) <b>E</b></div></div>				<div><div></div><div>(39-54) <b>E</b></div></div>	
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<div><div></div><div>(1-20) <b>G</b></div></div>				<div><div></div><div>(1-20) <b>G</b></div></div>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>	
