



31 Hamble Road, Haydon Wick, Swindon, SN25 3PF

**Guide Price £500,000**

**richard james**





## Hamble Road

### Haydon Wick

Freehold | EPC Rating - C

 4
  3
  3

An imposing detached home, occupying a corner plot position within this sought area of North Swindon.

This immaculately presented home, has been thoughtfully extended by the current owners, to provide over 1600sqft of living space ideal for the modern family and is ideally located close to nearby schooling, shops and the popular Northern Orbital Centre.

This immaculately presented home, comprises; Reception Hall incorporating the Dining Room, a 22' dual aspect Sitting Room with log burner, Family Room/Bedroom Five, the fantastic 15' Kitchen/Breakfast Room with island and PVCu sliding door opening into the Rear Garden, separate Utility Room and modern fitted Shower Room.

To the first floor, spacious Landing giving access to the Four Bedrooms, with Ensuite to Bedroom One and further four piece Family Bathroom, with four piece suite.

To the outside, there is the large block paved driveway, providing ample off road parking, enclosed by fencing with hedge screening to front.

The rear, offers low maintenance gardens with patio areas and attractive stone chippings, enclosed by shrub and timber fencing which offers a good degree of privacy.





Further features PVCu double glazing, Gas Radiator Heating and an internal viewing is highly recommended to fully appreciate this property.

















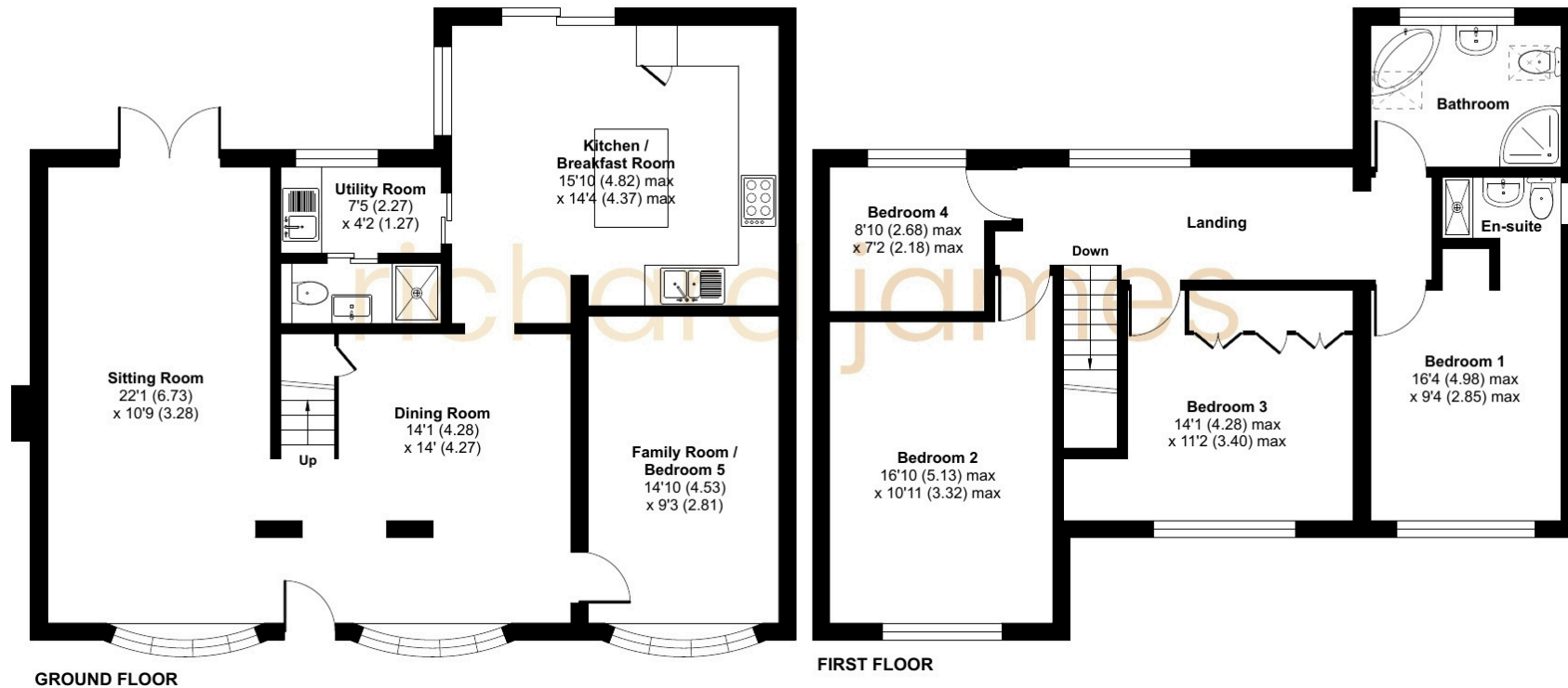




# Floorplan

Approximate Area = 1622 sq ft / 150.6 sq m

For identification only - Not to scale



01793 520 720

oldtown@richardjames.uk

101 Victoria Road | Swindon | SN1 3BD

richard james

richardjames.uk