



Langley Road
Chippenham

GOODMAN WARREN BECK

Langley Road, Chippenham, SN15 1DB

An older style extended four bedroom semi detached house situated on a large corner plot with well maintained gardens and large garage with potential to convert within walking distance of the town centre, railway station and numerous amenities. The property offers an entrance porch, entrance hall, cloakroom, large sitting room with fireplace, kitchen/dining room, conservatory and utility room. The first floor boasts a large main bedroom, two further double bedrooms a fourth bedroom, bathroom and shower room. The property further benefits from UPVC double glazing, gas central heating and a useful brick built garden store.

SITUATION

The property is ideally situated on the northern side of the town close to open countryside yet only a short walk from local shops, the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway can be reached in ten minutes offering commuting to the major centres of Bath, Bristol, Swindon & London.

ACCOMMODATION COMPRISES

Part uPVC double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring. Cloaks hanging space. Multi pane glazed door and side panel to:

ENTRANCE HALL

Staircase to first floor with display area under with window to garage. Radiator. Telephone point.

CLOAKROOM

Close coupled WC and wash basin. Recess spotlights.

SITTING ROOM

Window to front. Feature coal effect fire in wood surround. Two radiators. Two TV aerial points. Through to:

KITCHEN/DINING ROOM

Dual aspect with window to side and sliding patio doors and window to conservatory. Stainless steel single drainer sink unit with mixer tap and cupboard base unit under. Rolled edge work surfaces to sides with drawer and cupboard base units under. Wall mounted cupboards. Peninsular bar. Built-in electric hob and eye level over. Plumbing and space for washing machine, dishwasher and fridge. Tiled flooring. Radiator. Access to loft space. Recessed spotlights.

CONSERVATORY

UPVC double glazed window to rear and door to side. Sliding door to house.

FIRST FLOOR LANDING

Window to rear. Airing cupboard housing lagged hot water tank with shelving. Radiator.

BEDROOM ONE

Window to front. Two radiators. TV aerial point.

BEDROOM TWO

Window to rear. Radiator. TV aerial point.

BEDROOM THREE

Window to front. Radiator. TV aerial point. Laminate flooring.

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BEDROOM FOUR

Window to front. Radiator.

BATHROOM

Obscure glazed window to rear. Refitted white suite comprising panelled bath with mixer taps and shower attachment over. Wash basin and close coupled WC. Part tiled walls. Extractor fan. Radiator.

SHOWER ROOM

Obscure glazed window to rear. Shower cubicle with rain head shower and additional hand held shower over. Radiator. Extractor fan.

EXTERNALLY

FRONT GARDEN

Large corner plot enclosed by walling and mature hedging with twin wrought iron gated access to driveway. Ample off road parking with potential to create more. Large lawn areas to either side with shrub and flower beds to sides. Outside lights. Fencing with gated access through to side garden.

LARGE GARAGE

Up and over door. Power and light. Two uPVC double glazed windows to sides. Workbench. Window to Hall. Sliding door to:

UTILITY ROOM

11'7" x 4'4" (3.53m x 1.32m) UPVC double glazed window and door to rear. Work surface to side with water softener under. Gas fired boiler supplying radiator central heating. Door to:

WC

Close coupled WC. Wash basin. Tiled flooring.

SIDE GARDEN

Wide paved area with summerhouse to side of path. Security light. Leading round to:

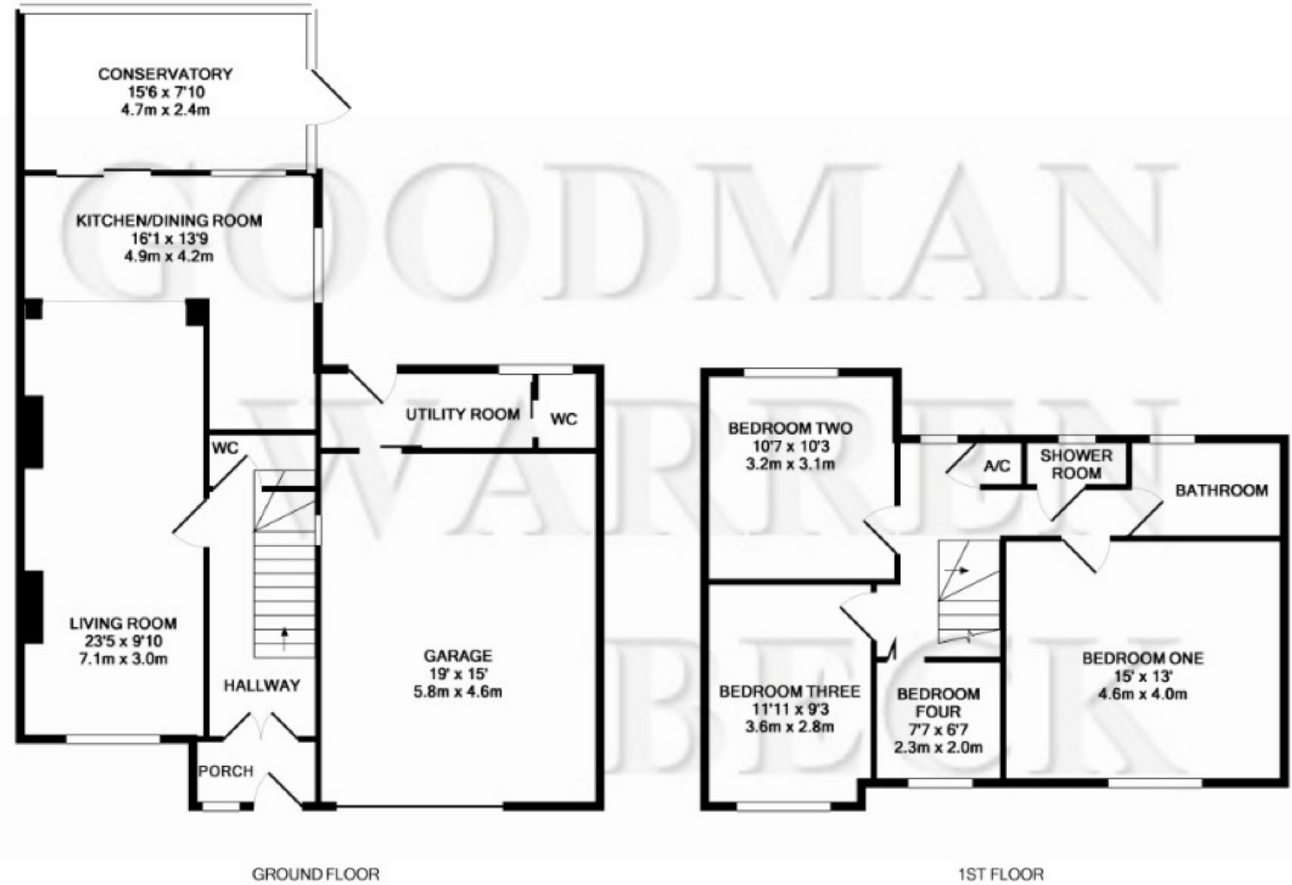
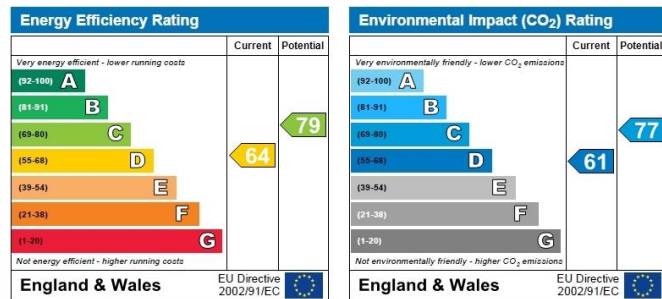
REAR GARDEN

Enclosed by walling and fencing large paved patio area to side of conservatory. Raised flower beds to sides. Outside tap. Further paved patio to rear with lawn area beyond. Central pathway leading down to brick built store room with uPVC double glazed window and door to front. Power and light.

DIRECTIONS

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road, The property will be found on the left hand side just before turning into Birch Grove.

ENERGY PERFORMANCE GRAPHS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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