



22 Hardenhuish Avenue  
Chippenham

GOODMAN WARREN BECK



# 22 Hardenhuish Avenue, Chippenham, SN15 1NW

An extended four bedroom detached house situated in this sought after area of the town, with large gardens, balcony to bedroom two and enjoying a westerly rear aspect over the sports grounds. Benefits include a spacious sitting room with fireplace, three further reception rooms, a large well appointed kitchen with range style cooker, utility and cloakroom. The first floor offers a master bedroom with dressing room and spacious en-suite shower room, a large second bedroom with lovely aspect and balcony to the rear, two further bedrooms and a family bathroom. Other benefits include uPVC double glazing and gas central heating. The front of the property is fully block paved providing ample off road parking leading to integral garage/store. To the rear is an enclosed garden with an extensive patio area and lawn beyond.

## SITUATION

The property is situated in this sought after area of the town enjoying a westerly facing rear aspect over the Chippenham Tennis Club and Cricket ground. The two highly rated senior schools enjoying Academy status are a short walk away and the town centre with its numerous amenities and mainline rail station are within easy walking distance. The delightful John Coles Park with its band stand and bowls club are also close by. M4 J.17 is c.4 miles north providing swift access to the main commuter areas of Swindon, Bath and Bristol.

## ACCOMMODATION COMPRISES

Outside light. UPVC part leaded double glazed composite entrance door to:

### RECEPTION HALL

Staircase to first floor. Radiator. Telephone point. Meter cupboard. Wood laminate flooring. Doors to:

### CLOAKROOM

Radiator. Wall hung wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Extractor fan.

### SITTING ROOM

UPVC double glazed french doors with windows to either side to rear. Minster style stone open fireplace and hearth. Two radiators. Four wall light points. Coving.

### FAMILY ROOM

Double glazed bay window to front. Feature open fireplace with tiled hearth in wood surround. Radiator.

## DINING ROOM

Radiator. Wood laminate flooring. Wide opening to kitchen and glazed bi-fold doors to:

## STUDY

Obscure double glazed window to side. Radiator. Wood laminate flooring. Door to garage.

## KITCHEN

Large double glazed window to rear overlooking garden. Radiator. Fitted with modern units comprising Belfast sink with chrome mixer tap inset in black granite work surfaces with moulded drainer and tiled splash backs. Range of drawer and cupboard base units. Wall mounted cupboards. Belling electric range style cooker with stainless steel extractor hood over. Space and plumbing for dishwasher. Tiled floor. Recessed halogen spotlights. Archway to:

## UTILITY ROOM

UPVC part obscure double glazed door and window to rear. Stainless steel one and a half bowl single drainer sink unit with chrome mixer tap and cupboard base unit under. Solid beech worktops to sides with cupboard base unit under. Space and plumbing for washing machine. Space for fridge freezer. Tall cupboard. Water softener. Part tiled walls. Recessed halogen spotlights. Tiled floor.

## FIRST FLOOR LANDING

Access to insulated roof space. Doors to:

## MASTER BEDROOM

Double glazed window to front. Radiator. Door to en-suite and doorway to:

## DRESSING ROOM

Double glazed window to rear. Radiator. Range of shelving and hanging rails.

## EN-SUITE SHOWER ROOM

Obscure double glazed window to rear. Extra wide shower cubicle. Pedestal wash basin with tiled splash back. Close coupled WC. Two radiators. Linen cupboard. Recessed halogen spotlights. Extractor fan.

## BEDROOM TWO

Double glazed french doors and windows to bay to rear balcony. Radiator.

## BALCONY

Timber deck and ballustrade enjoying a delightful westerly aspect over the large garden towards the Cricket ground and tennis courts.

## BEDROOM THREE

Double glazed bay window to front. Radiator.

## BEDROOM FOUR

Double glazed bow window to front. Radiator. Built-in raised bed with fitted shelving.

## FAMILY BATHROOM

Obscure double glazed window to rear. Radiator. 'P' shaped bath with chrome mixer tap and separate shower over. Vanity wash basin with chrome mixer tap and cupboard under. Concealed cistern WC. Tiling to principal areas.

## OUTSIDE

## GOODMAN WARREN BECK

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Offers Over £695,000

FRONT GARDEN

Low level walling to front and sides. Shrub border to front. Large block paved driveway providing extensive off road parking. Door to side storage shed with door to rear into garden.

GARAGE

Up and over door. Power and light. Built-in cupboard. Worcester gas fired boiler supplying radiator central heating. Solar panel heating system for hot water. Hot water tank.

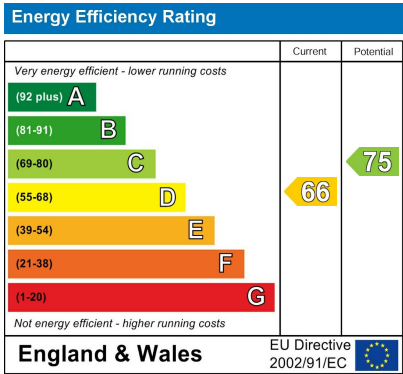
REAR GARDEN

Delightful large garden affording a pleasant aspect over the Cricket ground and tennis courts to the rear. Enclosed by fencing and rendered and painted high level walling to one side. Gated side access. Large full width paved patio with concrete pathway down one side leading to further terrace area to rear of garden. Outside security light. Outside tap. Door into attached storage shed to side of property with additional door leading to front garden.

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 left hand lane and go over the mini roundabout. Take the second right into Hardenhuish Avenue and the property will be found on the left at the far end.

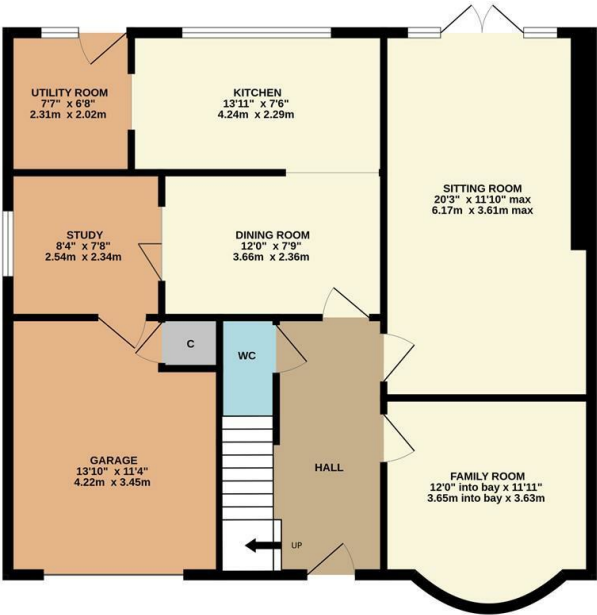
ENERGY PERFORMANCE GRAPHS



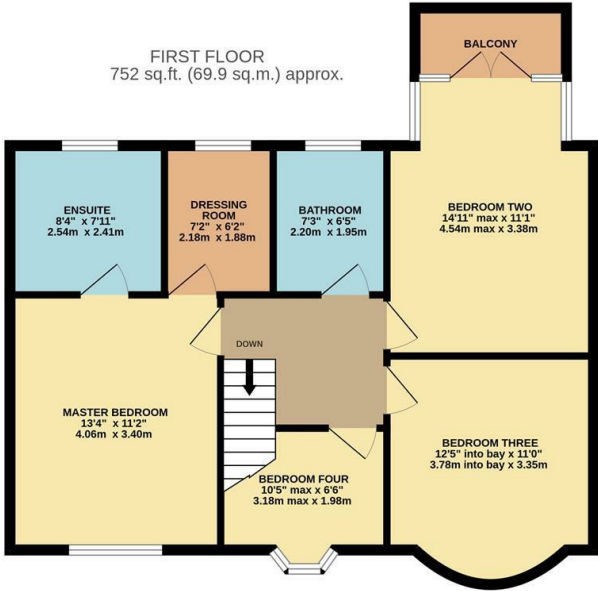
Council Tax Band: E

Tenure: Freehold

GROUND FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



FIRST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 sq.m.) approx.  
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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