







## 22 Longfellow Close, St Andrews Ridge, Swindon, Wiltshire.

### **DIRECTIONS**

Please use the postcode SN25 4GS or call the office at any time for detailed directions from your location.

### **SUMMARY**

Well presented, three bedroom detached home in a quiet close in this popular area within easy reach of local amenities. The accommodation includes a downstairs cloakroom, large living room, kitchen/dining room with double doors to the garden, whilst upstairs are three good size bedrooms and a family bathroom. Further benefits include parking, garage and an enclosed rear garden.

### **PROPERTY**

The property is accessed via a welcoming entrance hall with stairs leading to the first floor and access to the downstairs cloakroom which is fitted with a wc and wash hand basin. To the right is a large living room with useful understairs cupboard. The original kitchen and dining room have been combined to create this great family space with double doors leading out to the garden and a side door to the parking area. The kitchen is fitted with a range of storage with double oven, hob, and hood, a built in dishwasher, and further appliance space. There is a wall mounted, gas fired boiler which is approximately five years old.

The first floor landing has an airing cupboard and access to all of the rooms. The master bedroom originally had an ensuite which was removed to create more space. It would be possible to reinstate this if required. There are two further good size bedrooms.



### **GARDENS**

To the front of the property is a small garden with path to the front door. To the side is a drive providing parking and access to the garage which has an up and over door to the front, pedestrian door to the side, light, and power. The rear garden has an area of decking adjoining the property, as well as areas of lawn, gravel and mature borders including an attractive acer tree. Behind the garage is a useful area of storage which stretches around the side, with gated access.

### **LOCATION**

The property is located towards the end of a quiet close in the desirable residential area of St Andrews Ridge. As well as having easy access to the nearby road network, there is a range of local amenities within easy reach.

### **VIEWING**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### **MORTGAGE**

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

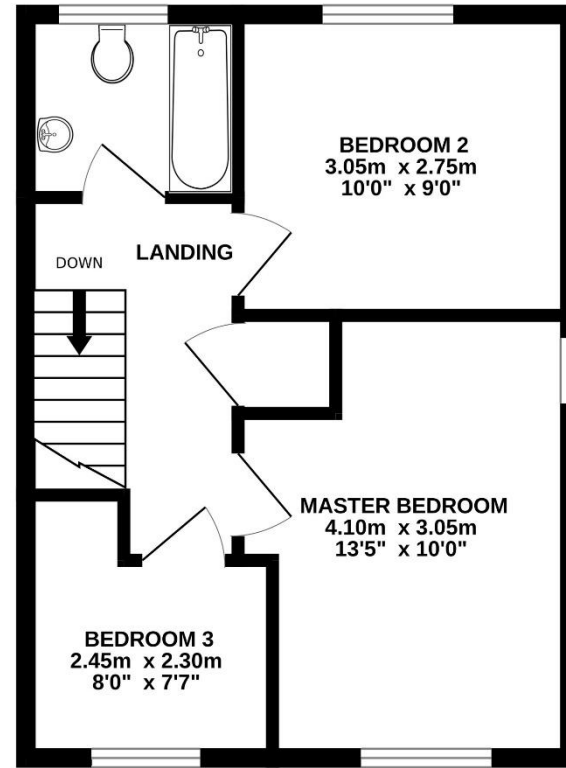
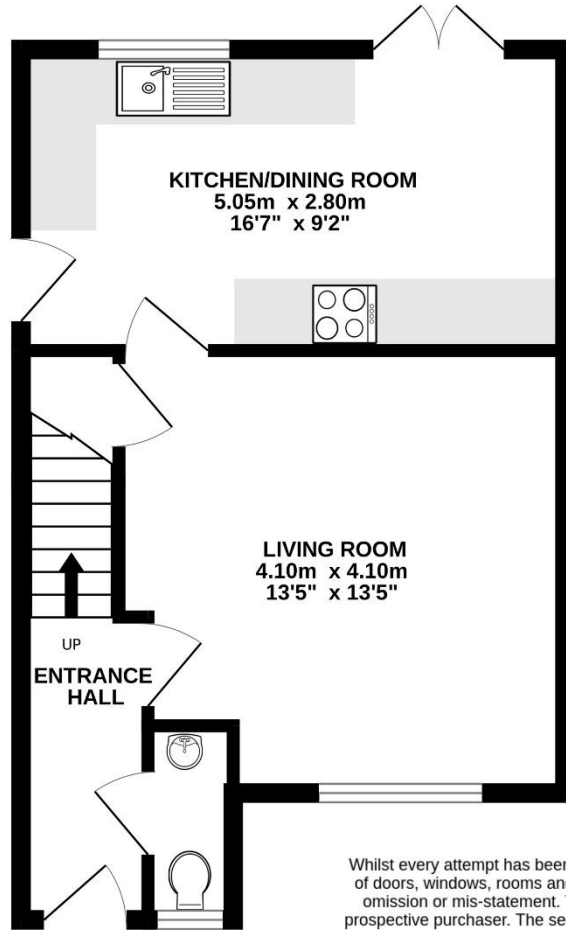
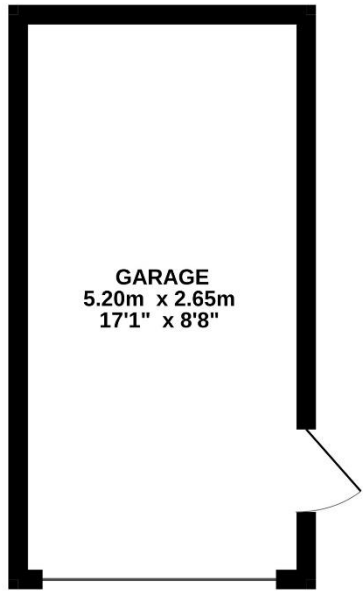
### **AGENTS NOTE**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GARAGE (NOT IN ACTUAL POSITION)

GROUND FLOOR

1ST FLOOR



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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