



11 Harlestone Road, Swindon, SN3 4ED

Offers over £369,995

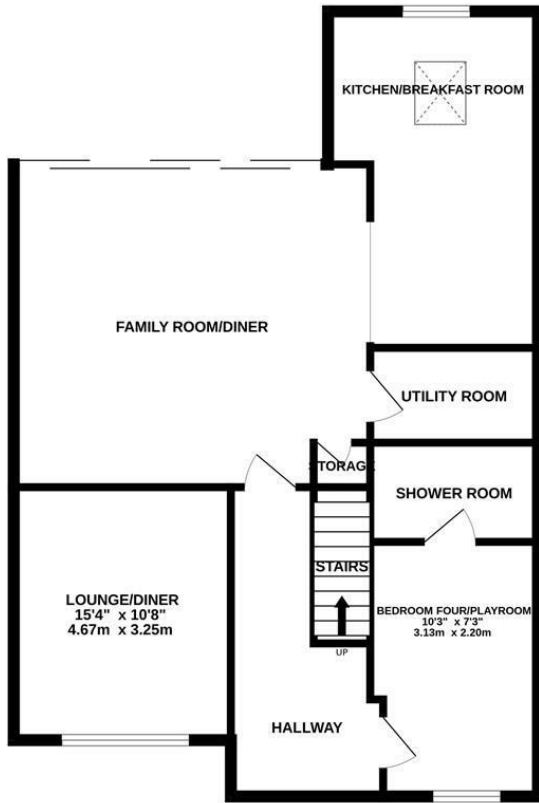
Resides Swindon are delighted to be marketing this updated and modernized three/four bedroom semi detached property. The kitchen/family/dining and breakfast room has been remodeled to a high and stunning standard which has a 'Howdens' kitchen, Quartz worktop, Integrated fridge freezer, Integrated dishwasher, double oven, microwave Combi, wine cooler. The family room is light and airy with bi-folding doors with fitted blinds. The rest of the accommodation comprises entrance hall, playroom/bedroom four with a shower and WC, lounge and separate utility. To the first floor is three bedrooms and the family bathroom. To the rear is a good size garden with a metal lockable storage unit and to the front is a driveway parking for 3 cars. EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.

DISCLAIMER

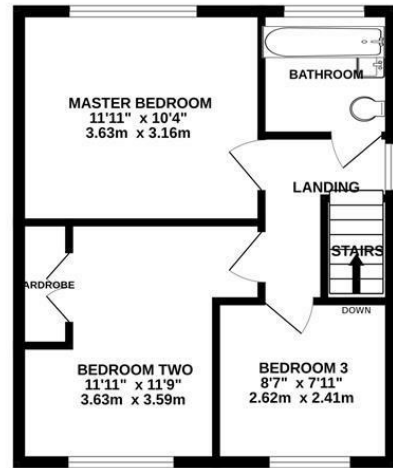
Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan

GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



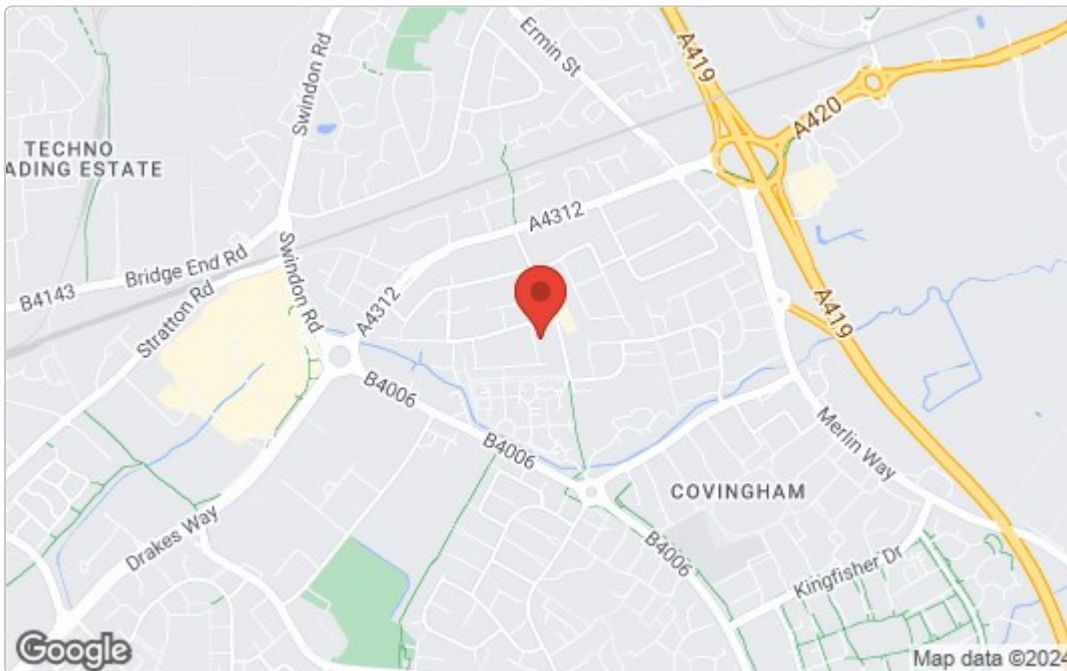
1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.4 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.