



**3 St. Helens View, Swindon, SN1 4JN**

**Guide price £635,000**

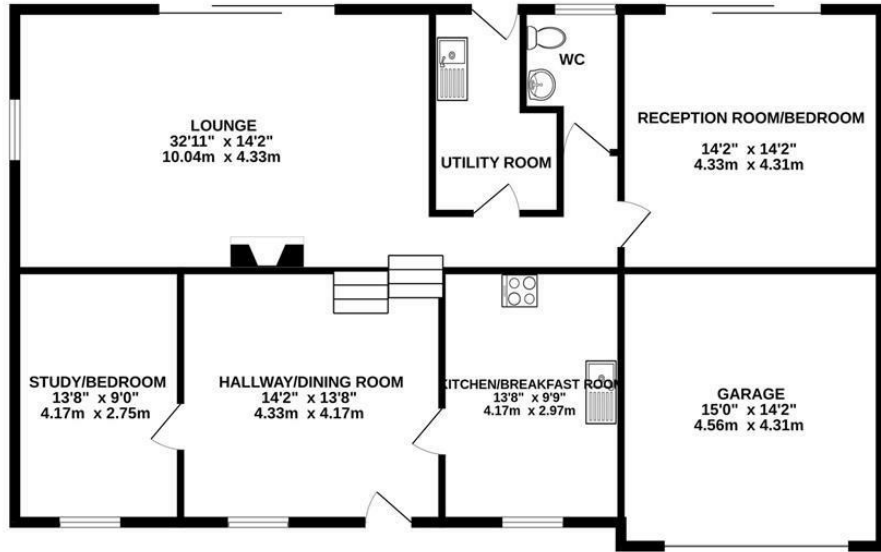
## Summary

A truly unique and very spacious, individually designed split-level family home. Superbly positioned in one of the most sought-after areas of Swindon, it provides flexible accommodation with far-reaching views encompassing St John the Baptist & St Helen Church on Church Hill in Wroughton. It is arranged over three floors, with a lounge featuring an open fireplace, utility room, cloakroom, and a family room/bedroom on the lower ground floor. The ground floor consists of a kitchen/breakfast room, hall/dining area and study/bedroom. There are open stairs to both the lower ground and first floors. The first floor consists of a master bedroom with large en-suite, two further bedrooms and family bathroom. Externally, there is off-road parking with a double garage to the front, while to the rear there is an extensive and mature garden of approximately 1/3 acre, with a wooded copse backing on to the Wilts and Berks canal.

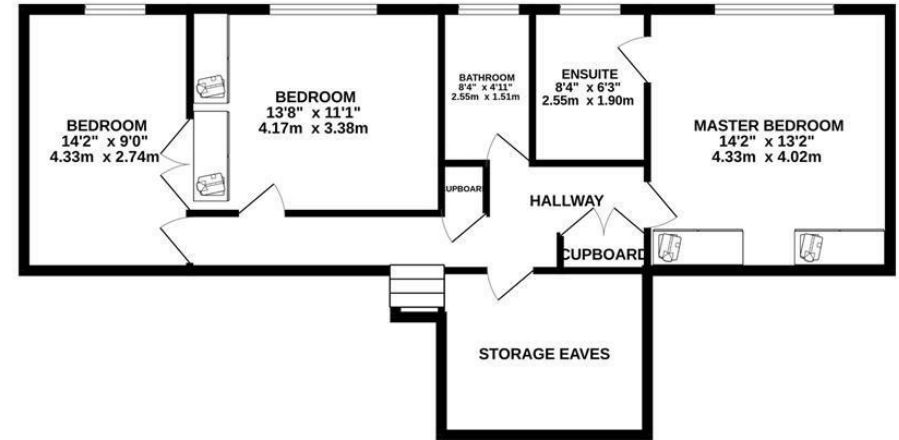




**GROUND FLOOR**  
1324 sq.ft. (123.0 sq.m.) approx.



**1ST FLOOR**  
775 sq.ft. (72.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2099 sq.ft. (195.0 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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Energy Efficiency Rating		Current	Desired
Very energy efficient - lower running costs			
102 plus)	A		
(81-101)	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 <sub>2</sub> ) Rating		Current	Desired
Very environmentally friendly - lower CO <sub>2</sub> emissions			
102 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	