



50 Queensfield, Swindon, SN2 7SY

**Guide price £269,995**

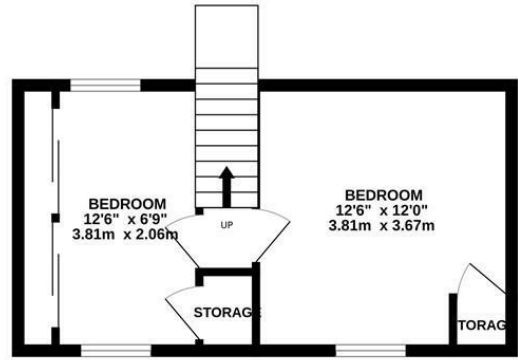
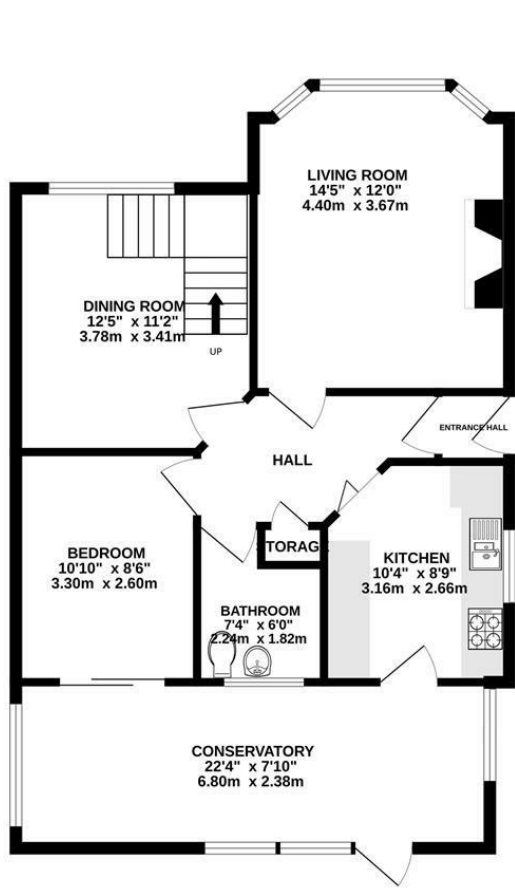
This spacious semi detached 3 bed Chalet Bungalow is situated in the popular Upper Stratton area of Swindon and benefits from a private front garden, secluded south west facing rear garden, ample driveway parking for 3/4 cars and detached garage.

The family accommodation comprises of a large entrance hall, generous lounge with bay fronted window and feature gas fire; the fireplace being presently closed up but does have a chimney that could house a wood burner, kitchen, bedroom 3, bathroom, dining room with stairs to master bedroom and second bedroom. All bedrooms overlook the garden and are of a very good size, the upper bedrooms benefitting from storage space and access to additional loft space. Airy conservatory looks out onto a south west facing spacious rear garden (approx 140m<sup>2</sup>) which offers mature planting & fruit trees and private seating areas. Upvc Double glazed and gas radiator central heating throughout.





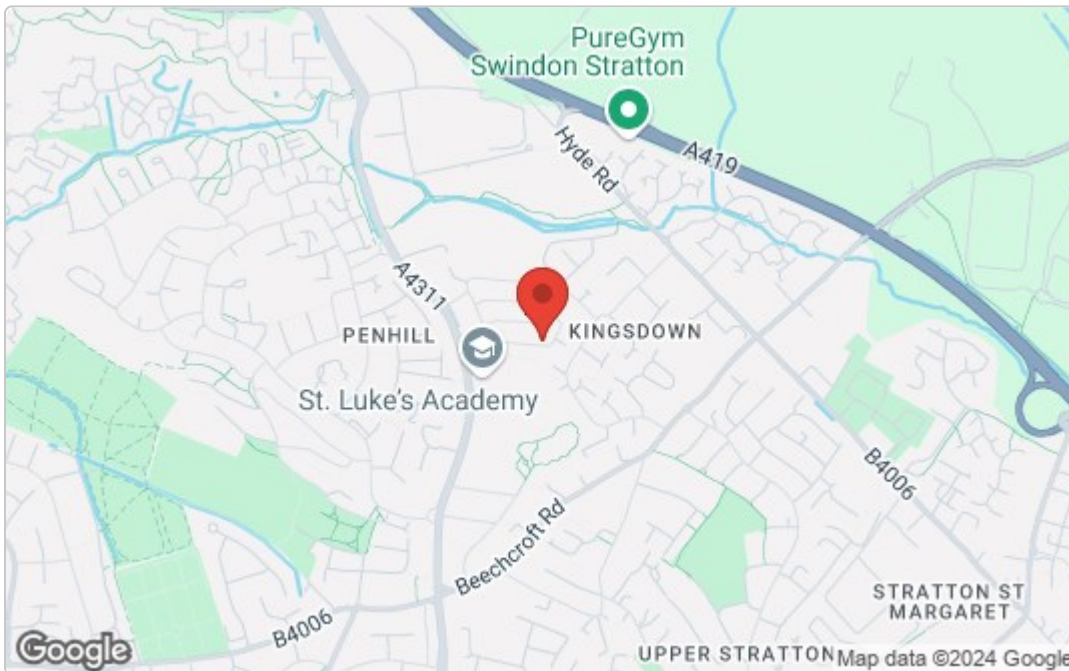
# Floor Plan



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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. Made with Metropix 5/2024.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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.