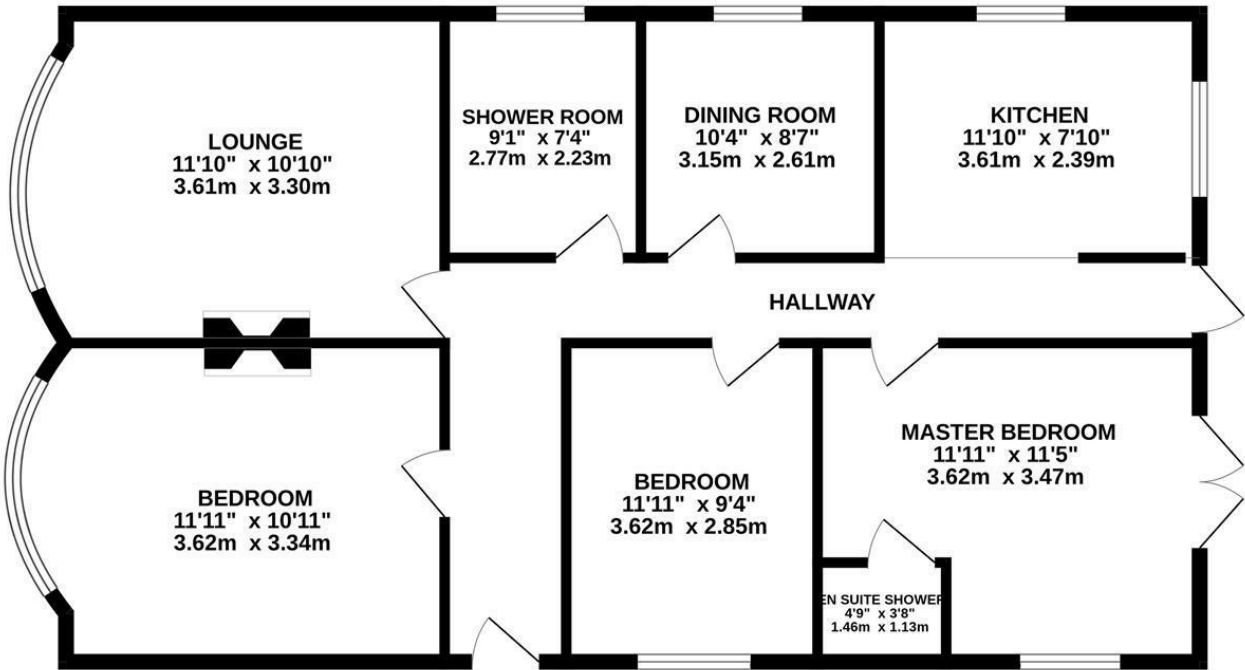## 107 Croft Road, Swindon, SN1 4DS

Offers over £350,000

NO ONWARD CHAIN.. Resides Swindon are delighted to be marketing this impressive four bedroom detached property set in the sought after location of Croft Road. This bungalow offers flexible living and subject to planning and building regulations could be extended. The accommodation comprises, entrance hall, bedroom with bay windows, lounge/bedroom with bay windows, shower room, dining room, bedroom, master bedroom with shower room and separate sink and patio doors to the garden and kitchen with breakfast bar. To the rear is a large stunning private garden and to the front there is a driveway with two entrances to the rear with ample parking for approximately 6 cars. EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.

GROUND FLOOR

LOUNGE
11'10" x 10'10"
3.61m x 3.30m

SHOWER ROOM
9'1" x 7'4"
2.77m x 2.23m

DINING ROOM
10'4" x 8'7"
3.15m x 2.61m

KITCHEN
11'10" x 7'10"
3.61m x 2.39m

HALLWAY

BEDROOM
11'11" x 10'11"
3.62m x 3.34m

BEDROOM
11'11" x 9'4"
3.62m x 2.85m

MASTER BEDROOM
11'11" x 11'5"
3.62m x 3.47m

EN SUITE SHOWER
4'9" x 3'8"
1.46m x 1.13m

FOR ILLUSTRATION ONLY

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

Map data ©2025 Google

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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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