



**64 Emerald Crescent, Swindon, SN25 2SL**

**Guide price £519,995**

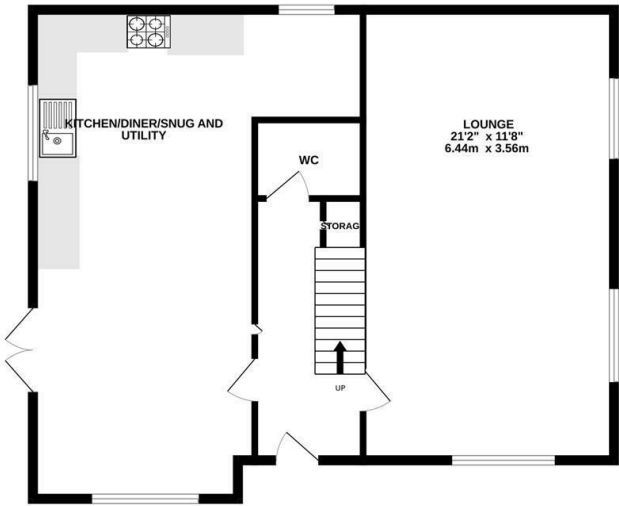
Resides Swindon are delighted to be marketing this STUNNING " Redrow build home set in the sought after location of Blunsdon St Andrew. Beautifully presented throughout this property consists, downstairs WC, lounge, open plan fully fitted kitchen/dining room with a utility area, patio doors leading to a landscaped rear garden with patio and mainly laid to lawn with shrubbery borders, also access to the garage with light and power. To the first floor houses four bedrooms with an en suite shower room too the main and the family bathroom. To the front has shrubbery borders with a driveway and garage. **EARLY VIEWINGS RECOMMENDED TO AVOID DISAPPOINTMENT.**

**Disclaimer**

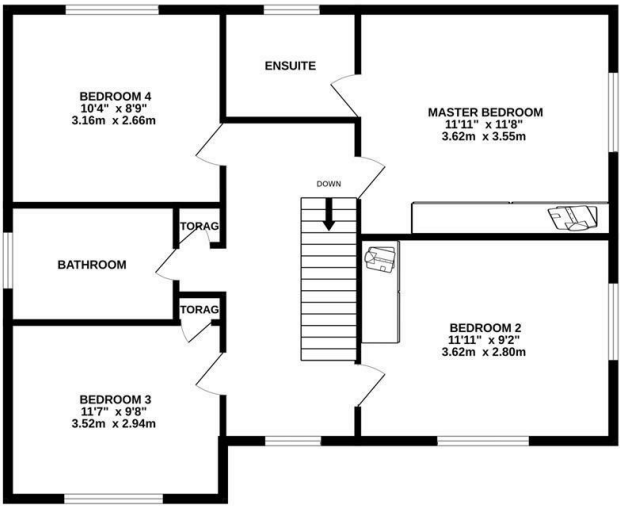
Floor plans-These are intended as a guide only.  
Dimensions are approximate. Not to scale. We have  
taken every care with the preparation of these details.

Floor Plan

GROUND FLOOR  
935 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (174.9 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

