



**65 Swindon Road, Swindon, SN4 9AG**

**Guide price £335,000**

Resides Swindon are delighted to be marketing this 4 bedroom family home has been lovingly updated and modernized throughout. Downstairs the large lounge and open plan kitchen diner give ample space for relaxing and entertaining. A garden room has been built by the current owners which is used as a games room but could easily be repurposed as a home office as includes plenty of light, electrical outlets and internet access. Upstairs on the first floor we have two double bedrooms both with modern built in wardrobes and a large family bathroom and on the second floor a new dormer loft conversion gives two more bedrooms both with built in wardrobes and a boiler cupboard with 2yr old combi boiler.

The outside space is vast with a good sized garden, large shed for storage and parking for 2 + cars on the back driveway. From the second floor landing window we have sweeping views towards the hub of the village and can see the play park and huge playing field directly behind the house which makes this an excellent choice for families with children of all ages.

**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



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 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



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

