

for sale

offers in excess of **£325,000**



Thames Avenue Swindon SN25 3NW

**NO ONWARD CHAIN!** Situated in the popular and well-established area of GREENMEADOW NORTH SWINDON, this spacious **BEDROOM DETACHED HOME**. Three property has **TWO RECEPTION ROOMS. GARAGE AND DRIVEWAY PARKING**





# Thames Avenue Swindon SN25 3NW

## Ground Floor Accommodation Entrance Porch

Double glazed window to the front aspect. Double glazed door to the front aspect. Door to entrance hall.

## Entrance Hall

Doors to the lounge and kitchen. Door to the porch. Stairs rising to the first floor accommodation. Under stair storage cupboard. Radiator.

## Lounge

15' x 12' MAX narrowing to 10' 5" ( 4.57m x 3.66m MAX narrowing to 3.17m )  
Double glazed window to the front aspect. Electric fire place with surround. Television point. Two radiators.

## Dining Room

9' 5" x 8' 4" ( 2.87m x 2.54m )

Double glazed window to the rear aspect. Television point. Radiator.

## Kitchen

11' 4" MAX x 8' 9" MAX ( 3.45m MAX x 2.67m MAX )

Double glazed window to the rear aspect. Archway to the dining room. Sink with drainer and mixer tap. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Larder cupboard. Door to the utility room. Integrated fridge and cooker. Space for cooker. Radiator.





Utility Room

7' 9" x 7' 8" ( 2.36m x 2.34m )  
Double glazed door to the rear garden. Double glazed window to the rear and side aspect. Base units with work tops. Space and plumbing for washing machine. Radiator.

First Floor Accommodation  
First Floor Landing

Double glazed window to the side aspect. Loft access. Access to all bedrooms and family bathroom.

Bedroom One

15' MAX x 11' 11" MAX ( 4.57m MAX x 3.63m MAX )  
15 Ft Narrowing to 13 Ft X 11 Ft 11 inches narrowing to 10 Ft 10 Inches  
Double glazed window to the front aspect. Radiator.

Bedroom Two

15' 1" x 8' 10" MAX narrowing to 11' 6" ( 4.60m x 2.69m MAX narrowing to 3.51m )  
Double glazed window to the rear aspect. Built-in-wardrobe. Radiator.

Bedroom Three

7' 11" x 7' 4" ( 2.41m x 2.24m )  
Double glazed window to the front aspect. Radiator.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity and shower. Airing cupboard with boiler. Heated towel rail. Fully tiled to all areas.

External Features  
Garden

Fenced boundaries. Mainly laid to lawn. Mature bushes.  
**Parking**

Driveway parking

Garage

15' 10" x 12' 11" ( 4.83m x 3.94m )  
Double glazed door to the rear garden. Electric roller door to the front.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

Unit B11 North Swindon District Centre Thamesdown Drive  
 SWINDON SN25 4AN

Property Ref: SDN313626 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: D

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