



**Connells**

Queen's Crescent  
Shrivenham Swindon



# Queen's Crescent Shrivenham Swindon SN6 8DD

for sale offers over  
**£350,000**



## Property Description

**\*CASH BUYERS ONLY\*** A fabulous and stunning five bedroom detached family home situated on the outskirts of the popular village of Shrivenham yet still within easy reach of the High Street and transport routes.

The impressive, light and spacious accommodation comprises entrance hall, cloakroom, lounge, dining room, study, kitchen/breakfast room and utility room. Upstairs on the first floor is a master bedroom with en suite shower room, bedroom two with en suite, three further good size bedrooms and a family bathroom.

Outside to the rear of the property is a south-west facing garden, really capturing the sun. It is fully enclosed and private and laid predominantly to lawn with a patio area. There is driveway providing off road parking for two vehicles leading to a double garage.

## Entrance Hall

Double glazed front door. Double glazed window to front aspect. Stairs rising to first floor accommodation. Radiator. Doors to cloakroom, lounge, dining room, study and kitchen/dining room.

## Cloakroom

Fitted with a white suite comprising wash hand basin and low level WC. Tiling to water sensitive areas. Radiator. Extractor fan. Tiled floor.

## Lounge

16' 6" x 13' 6" ( 5.03m x 4.11m )

Two double glazed windows to rear aspect. Double glazed patio doors to rear garden. Feature fireplace. Radiator. TV point. Telephone point.

## Dining Room

12' 1" x 11' 6" max ( 3.68m x 3.51m max )

Double glazed bay window to front aspect. Radiator.

## Study

16' 2" x 7' 11" ( 4.93m x 2.41m )

Double glazed windows to side and rear aspects. Radiator. Telephone point.

## Kitchen/Breakfast Room

21' 4" x 13' 7" max ( 6.50m x 4.14m max )

Three double glazed windows to rear aspect. Double glazed window to side aspect. Double glazed patio doors to rear garden. Fitted with a range of base and wall mounted units comprising cupboards and drawers. Island unit. Granite work surfaces and splashbacks. Built in double electric oven and five ring gas hob with extractor hood over. One and a half bowl sink and drainer unit. Radiator. Tiled floor. Door to utility room.

## Utility Room

6' 11" x 6' 10" ( 2.11m x 2.08m )

Double glazed door to rear garden. Fitted with a range of base and wall mounted units. Granite work surfaces. Sink and drainer unit. Tiling to water sensitive areas. Cupboard housing wall mounted central heating boiler. Tiled floor.

## First Floor Landing

Double glazed window to rear aspect. Stairs rising from ground floor accommodation. Two radiators. Storage cupboard. Double airing cupboard. Access to loft space. Doors to bedrooms and bathroom.

### Bedroom One

12' 4" x 12' 2" ( 3.76m x 3.71m )

Double glazed window to front aspect. Two radiators. Two double built in wardrobes. TV point. Telephone point. Door to en suite.

### En Suite

Obscure double glazed window to front aspect. Fitted with a white suite comprising shower cubicle with shower, wash hand basin and low level WC. Fully tiled walls. Heated towel radiator. Extractor fan. Tiled floor.

### Bedroom Two

13' 10" x 10' 3" ( 4.22m x 3.12m )

Double glazed windows to front and rear aspects. Radiator. Double built in wardrobe. Door to en suite.

### En Suite

Obscure double glazed window to front aspect. Fitted with a white suite comprising shower cubicle with shower, wash hand basin and low level WC. Tiling to water sensitive areas. Heated towel radiator. Extractor fan. Shaver point.

### Bedroom Three

16' 3" max x 9' 10" ( 4.95m max x 3.00m )

Double glazed windows to side and rear aspects. Two radiators. Built in storage cupboard. Door to en suite.

### En Suite

Velux window to rear aspect. Fitted with a white suite comprising shower cubicle with shower, wash hand basin and low level WC. Tiling to water sensitive areas. Heated towel radiator. Extractor fan. Shaver point. Tiled floor.

### Bedroom Four

12' 1" x 9' 2" ( 3.68m x 2.79m )

Double glazed window to rear aspect. Radiator. Built in wardrobe.

### Bedroom Five

10' 10" x 9' 9" ( 3.30m x 2.97m )

Double glazed window to rear aspect. Radiator.

### Bathroom

Obscure double glazed window to rear aspect. Fitted with a white suite comprising panelled bath with mixer taps, wash hand basin and low level WC. Fully tiled walls. Heated towel radiator. Extractor fan. Tiled floor.

### Front Garden

Driveway providing off road parking for two vehicles leading to the double garage. Lawn area with shrub border.

### Rear Garden

Enclosed by wood panelled fencing with gated side access. The garden is private and south-west facing, really capturing the sun and laid predominantly to lawn with a paved patio area.

### Double Garage

Metal up and over doors.

### Agent Note

This property is only available to cash buyers due to defects encountered. Connells is able to provide potential purchasers with survey results. The projected value without these defects would be approximately £675,000!. For further information and a copy of the survey please ask the agent.















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). Plan produced for Connells. Powered by www.focalagent.com

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**directions to this property:**

Available on request.

**EPC Rating: B**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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