



Squires Road, Watchfield, Swindon, Oxfordshire, SN6 8TW

£385,000  
(Subject to Contract)

*Hanley's*

# Squires Road Watchfield, SN6 8TW

A four bedroom detached property situated in a cul-de-sac location in this sought after village. The accommodation comprises: entrance hall with storage cupboards, stairs to the first floor, cloakroom, 'L' shaped living/dining room with French doors opening onto the rear garden, re-fitted kitchen with integrated dishwasher, washing machine, tumble dryer, oven, hob and extractor fan over. To the first floor: landing with airing cupboard and over-stairs storage cupboard, four bedrooms and bathroom with low level W.C., panelled bath and separate shower cubicle. The property also benefits from gas radiator central heating and double glazing. Outside there is off road parking to the front and a separate driveway leading to the attached garage with personal door to the rear garden, power, light and electric roller door; currently used as a workshop. To the other-side side is a large timber built storage area with double doors to the front. To the rear of the property is a good sized well tended enclosed garden with large patio area, steps leading up to the shaped lawn enclosed by wood panelled fencing to the sides and stone wall to the rear.



**1 Bathroom**



**4 Bedrooms**



**1 Reception**

**EPC: C 73**

**Council Tax Band: D**

**Tenure: Freehold**



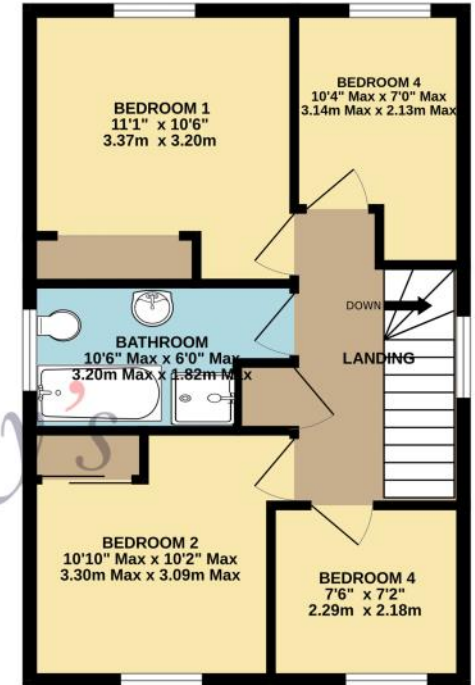
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GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

