



📍 72 Avenue De Gien, Malmesbury, SN16 9GY

🏠 Guide Price £355,000

Located in a delightful cul de sac setting, a tastefully presented three bedroom family home with an adjacent garage and driveway.

- Modern Semi Detached Family Home
- Tastefully Presented Throughout
- Magnificent Open Plan Kitchen/Dining Room
- Integrated Appliances & Breakfast Bar
- Impressive Main Bedroom + En Suite
- Two Further Bedrooms + Family Bathroom
- Landscaped Gardens
- Adjacent Garage + Driveway
- Delightful Position On Favoured Close
- No Onward Chain

🏡 Freehold

🏠 EPC Rating



An attractive semi detached family home located in delightful position on this favoured close with easy to maintain gardens. The interior, which is tastefully presented throughout, is arranged over two floors comprising a hallway with cloakroom, a bright and spacious sitting room and an impressive open plan kitchen/dining room complemented by a range of integrated appliances and a built-in breakfast bar. The first floor boasts a spacious landing, a magnificent master bedroom with en suite shower room, two further bedrooms and a family bathroom. French doors from the kitchen/dining room and sitting room open into a beautifully landscaped, easy to maintain rear garden. A latched gate to the side of the garden opens onto a garage and driveway which provides off-road parking space.

### SITUATION

Located on the northern edge of this historic town and within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools, and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour.

### PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

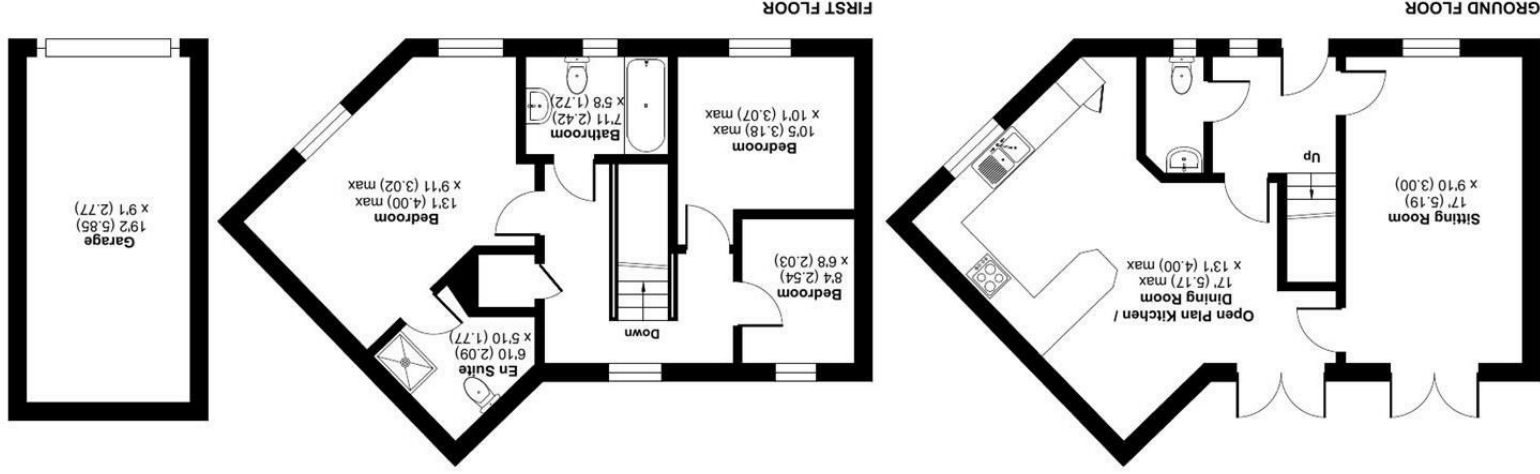
Council Tax Band D


Mains Electric, Gas, Water & Drainage



# Avenue De Gien, Malmesbury, SN16

Approximate Area = 1046 sq ft / 97.1 sq m  
Garage = 174 sq ft / 16.1 sq m  
Total = 1220 sq ft / 113.2 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Strakers. REF: 1454930

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