



**Connells**

Raybrook Crescent  
Swindon



## Property Description

Situated in the popular and well-established area of Rodbourne, Swindon, this three-bedroom family home offers well-balanced accommodation excellent parking options, making it an ideal purchase for families, first-time buyers, or investors alike.

The ground floor begins with a practical entrance porch, providing useful space for coats and shoes before leading into the main living areas. The fitted kitchen offers ample storage and worktop space, making it suitable for everyday family use. The lounge is a generous and comfortable reception room, offering a bright and welcoming environment ideal for relaxing or entertaining.

To the first floor, the property features three well-proportioned bedrooms, providing flexible accommodation for family living, guests, or home working. The floor is completed by a family bathroom, fitted to serve all bedrooms conveniently.

Externally, the property enjoys a fully enclosed, low-maintenance rear garden, designed for ease of upkeep while still offering an excellent outdoor space. The garden benefits from a garden bar, creating a fantastic area for socialising and entertaining, along with a log store for additional practicality. To the front and side, the property further benefits from a garage and driveway parking, providing ample off-road parking and storage solutions.

Well located for local amenities, schools, and transport links.

## Ground Floor Accommodation Entrance Porch

Double glazed door to the front aspect. Door to the kitchen.

## Lounge

18' 5" x 11' 7" ( 5.61m x 3.53m )

Double glazed sliding doors to the rear garden. Log burner. Stairs rising to the first floor accommodation. Radiator.

## Kitchen/Diner

18' 4" x 8' 10" ( 5.59m x 2.69m )

Double glazed window to the front aspect. Opening to the lounge. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Space for range cooker. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Partially tiled to water sensitive areas.

## First Floor Accommodation First Floor Landing

Access to all bedrooms and family bathroom. Loft access which has been boarded.

## Bedroom One

12' 1" x 10' 6" ( 3.68m x 3.20m )

Double glazed window to the rear aspect. Built-in-wardrobes. Radiator.

## Bedroom Two

11' 7" x 7' 11" ( 3.53m x 2.41m )

Double glazed window to the front aspect. Radiator.

## Bedroom Three

7' 7" x 7' 4" MAX narrowing to 4' 10" ( 2.31m x 2.24m MAX narrowing to 1.47m )

Double glazed window to the rear aspect.

## Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath with shower over and pedestal wash hand basin. Fully tiled to all areas.

## External Features

### Garden

Fenced boundaries. Laid to patio. Outside bar. Log store. Mature shrubs and bushes.

### Parking

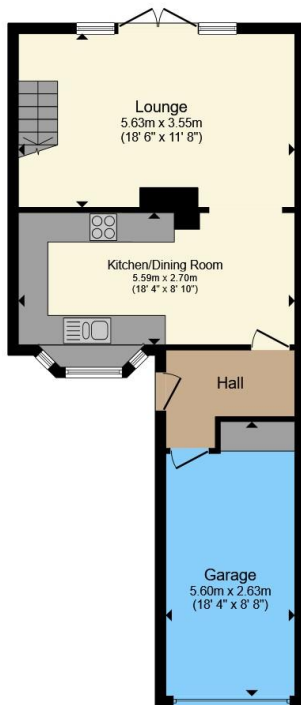
Driveway parking

### Garage

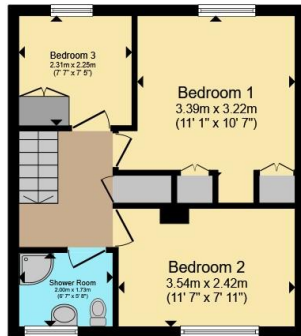
16' 3" x 8' 7" ( 4.95m x 2.62m )

Up and over door to the front aspect. Power and light.





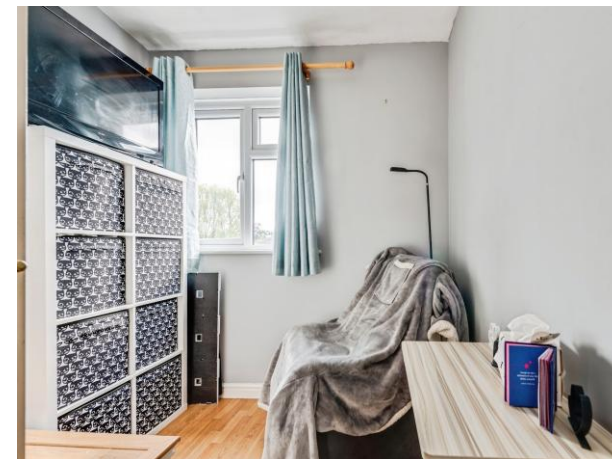
**Ground Floor**



**First Floor**

Total floor area 91.1 m<sup>2</sup> (981 sq.ft.) approx

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EPC Rating: F Council Tax Band: C

**view this property online [connells.co.uk/Property/SDN314689](http://connells.co.uk/Property/SDN314689)**

Tenure: Freehold



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