



**35 Sutton Park, Swindon, SN26 7BB**

**Guide price £349,995**

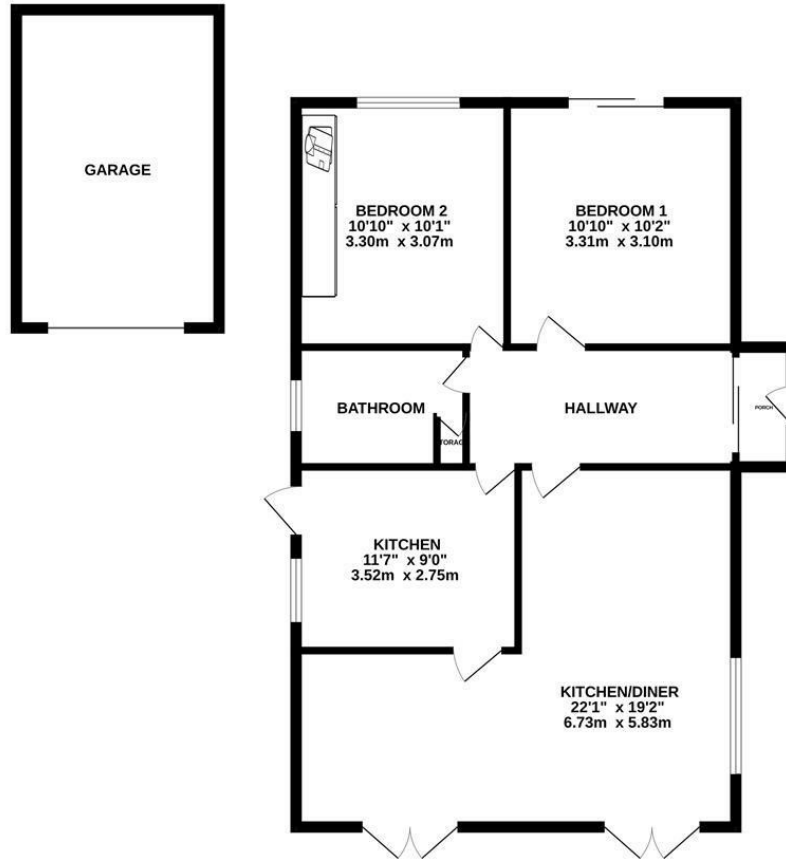
**NO ONWARD CHAIN... PRICED TO SELL FOR THE MODERNISATION REQUIRED.** Resides Swindon are delighted to be marketing this sizeable two bedroom detached bungalow sitting on a large plot. This home has only had two owners and is located in a quite cul-de-sac in the sought after location of 'Blunsdon'. The accommodation comprises, entrance porch, spacious entrance hall, two bedrooms with the main bedroom with sliding doors to the front, family bathroom, kitchen and a large lounge diner. The property is light and airy throughout. To the rear is a good size garden which is mainly laid to lawn with shrubbery borders and patio, also is access to the garage. To the front is a blocked paved driveway and the garage. **EARLY VIEWINGS RECOMMENED TO AVOID DISAPPPPOINTMENT.**

**PRICED TO SELL FOR THE MODERNISATION  
REQUIRED**

**DISCLAIMER**

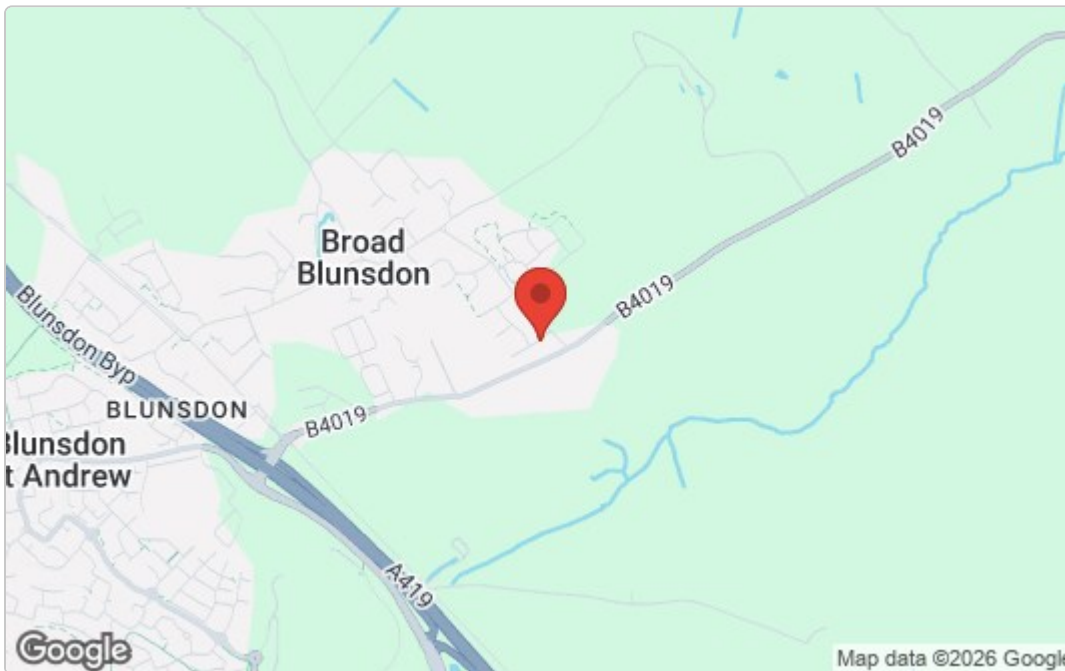
Floor plans-These are intended as a guide only.  
Dimensions are approximate. Not to scale. We have  
taken every care with the preparation of these details.

GROUND FLOOR  
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.