



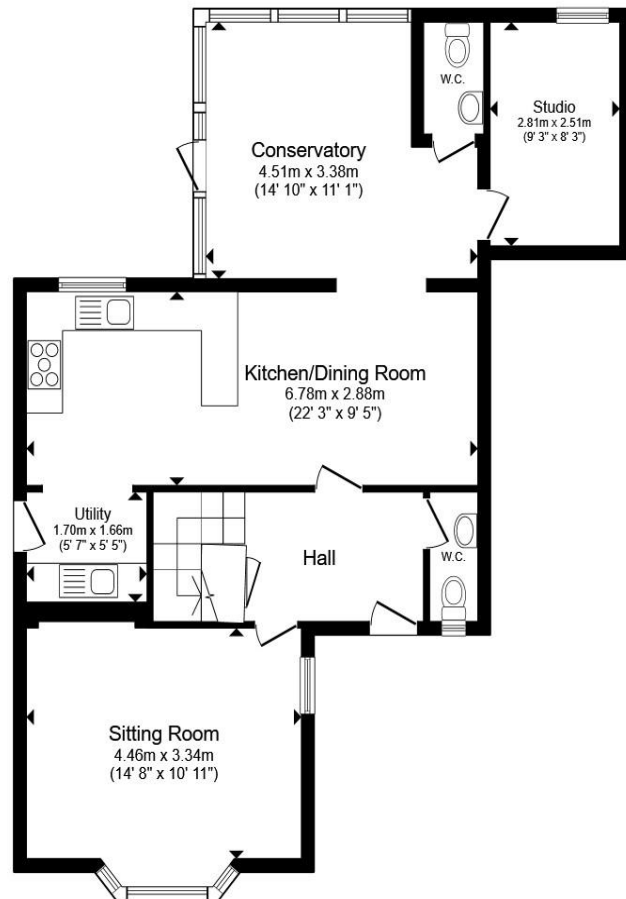
Bythebrook, Chippenham, SN14 6QD

welcome to

Bythebrook, Chippenham

An impressive four bedroom detached home in a sought-after area. Bythebrook offers spacious living, a kitchen/diner, generous conservatory and versatile studio. Boasting driveway parking and a beautifully landscaped garden with decking, this property is perfect for entertaining and family life.





Ground Floor



First Floor

Total floor area 134.8 m² (1,451 sq.ft.) approx

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). Powered by www.propertybox.io



Description Continued

Conveniently located close to local amenities, schools, doctors, supermarkets and transport links, this is a fantastic opportunity to secure a spacious family home with the added benefit of dedicated business or lifestyle space.

Entrance Hall

Cloakroom

Sitting Room

Kitchen/Dining Room

Utility Room

Conservatory

Studio

Cloakroom For Studio

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Shower Room

Front Garden

Rear Garden

Driveway Parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Bythebrook, Chippenham

- Four bedroom detached family home
- Sought-after residential location
- Versatile studio offering home business space
- En-suite to principal bedroom
- Driveway parking

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111927



Property Ref:
CHP111927 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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