



Connells

Green Valley Avenue
Swindon



Property Description

A rare opportunity to acquire this modern, one-of-a-kind purpose-built flat, ideally situated in the highly sought-after area of Haydon Wick, North Swindon. Offering spacious and versatile accommodation throughout, this unique home is the perfect home!

The property comprises a welcoming entrance hall leading to a bright and spacious lounge, a well-appointed kitchen, two generous double bedrooms, and a contemporary family bathroom. Bedroom two further benefits from an adjoining dressing room, providing additional storage and flexibility of use.

Externally, the property truly stands out with its own large private garden - ideal for entertaining, relaxing, or family enjoyment - alongside the convenience of driveway parking.

Combining modern living with rare outdoor space and individuality, this exceptional property must be viewed to be fully appreciated.

Accommodation Details

Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation.

Landing

Access to all rooms.

Lounge

13' x 12' (3.96m x 3.66m)
Double glazed bay window to the rear aspect.
Radiator.

Kitchen

9' 7" x 9' 5" (2.92m x 2.87m)
Fully fitted kitchen with a range of base and wall mounted units comprising of cupboard and drawers Sink with drainer and mixer tap. Integrated oven, four ring induction hob and cooker hood. Space ad plumbing for washing machine. Space for under count fridge.

Bedroom One

12' 10" x 12' (3.91m x 3.66m)
Double glazed window to the front aspect. Built-in-wardrobe. Radiator

Bedroom Two

12' 11" x 9' 5" (3.94m x 2.87m)
Double glazed window to the front aspect. Access to the dressing area. Radiator.

Dressing Room

9' 10" x 5' 6" (3.00m x 1.68m)
Double glazed window to the front aspect.

Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, panelled bath with shower over and Wash hand basin. Fully tiled.

External Features

Garden

Fenced boundaries. Laid to lawn and patio. Shed.

Parking

Driveway parking





Total floor area 74.2 m² (799 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



To view this property please contact Connells on

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Unit B11 North Swindon District Centre Thamesdown Drive
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EPC Rating: C

Council Tax
 Band: A

Service Charge: 368.00 Ground Rent:
 40.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/SDN314799](https://www.connells.co.uk/Property/SDN314799)

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Nov 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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