



📍 17 Westerleigh Close, Chippenham, SN14 0RX

🏠 Price Guide £269,500

Located on the sought-after west side of Chippenham, Westerleigh Close is a spacious and well-presented three-bedroom home. Positioned within a quiet development, it enjoys easy access to local amenities and commuter routes, while the town centre and mainline railway station are conveniently close by.

- Spacious Three-Bedroom Home
- Very Well Presented
- Recently Re-Fitted Modern Kitchen
- Popular West Side of Chippenham
- Quiet Residential Development
- Short Drive to Town Centre and Mainline Train Station
- Kitchen/Dining/Conservatory Ideal for Family Living and Entertaining
- Enclosed Rear Garden
- Communal Parking Available
- Excellent Road Commuter Links

🏡 Freehold

📊 EPC Rating D



Situated on the popular west side of Chippenham, Westerleigh Close is a spacious three-bedroom home offering well-presented accommodation throughout. Located within a quiet development, the property is within walking distance of local amenities and provides excellent access to road commuter links. The town centre and mainline train station are just a short drive away.

The ground floor comprises an entrance hall, WC, a comfortable lounge, and a recently re-fitted modern kitchen/diner, which extends into a generously sized conservatory—ideal for family living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a modern shower room.

Externally, the house benefits from a pleasant enclosed rear garden with a patio seating area, providing an ideal outdoor space. Additional features include rear access and the availability of communal parking.

Situation

The property is just a short distance away from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

Information

Council Tax Band: C

Freehold

Mains electricity, water and drainage

Electric heating

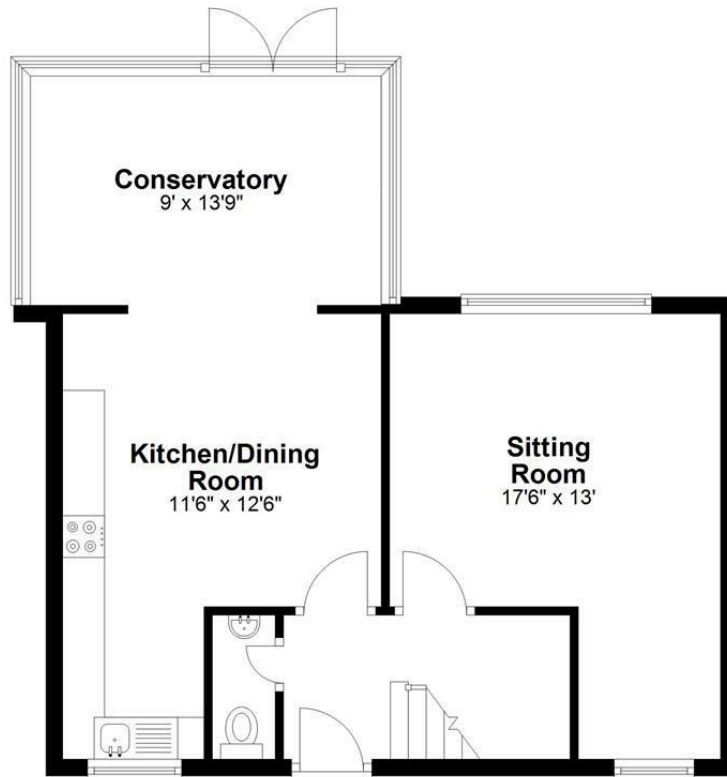
EPC Rating: D

Annual Estate Charge: £166.94



Ground Floor

Approx. 580.0 sq. feet



First Floor

Approx. 451.9 sq. feet



Total area: approx. 1031.8 sq. feet

Disclaimer: 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. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.