



Connells

Abbey View Road
Swindon



Property Description

Occupying a highly sought-after position on Abbey View Road, within walking distance of local amenities including Tesco Express, Farmfoods and a public library, this charming four-bedroom detached home beautifully reflects the character and craftsmanship of the 1930's while offering the space and practicality required for modern family living. The property retains a wealth of original features, including high ceilings, deep skirting boards, bay windows, original flooring and a feature fireplace, creating warmth, charm and a genuine sense of history throughout. The spacious entrance hall leads to a welcoming lounge/dining room, where a large bay window floods the space with natural light and the fireplace provides an attractive focal point. French doors, complete with an exterior awning, open onto a patio and landscaped south-facing garden. The room flows seamlessly into the kitchen/breakfast room, creating a sociable layout ideal for both everyday living and entertaining. Further ground floor includes a well-functioning utility room, downstairs cloakroom and integral garage. Upstairs, there are four well-proportioned bedrooms. Bedroom one benefits from a beautiful bay window, while the remaining bedrooms offer flexibility for, guests, home working or dressing room space. A spacious four-piece family bathroom features both a separate shower and a bath/Jacuzzi with shower attachment. The home is well insulated and benefits from a documented track record of energy efficiency.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks 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.

Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect including large, sheltered outdoor porch. Insulated retractable doors to the lounge and kitchen/diner combine the advantages of open plan living for most of the year and energy efficiency during winter months. Storage under staircase. Stairs rising to the first floor accommodation. Radiator.

Lounge

25' into bay x 11' 5" (7.62m into bay x 3.48m)

Double glazed windows including French doors to the rear aspect provide access to the rear, landscaped garden. Opening to the kitchen/diner. Radiators.

Kitchen/Diner

15' 7" MAX x 9' 11" MAX (4.75m MAX x 3.02m MAX)

Double glazed windows to the rear and side aspects. Easy walk-through access to the utility room. Fully-fitted modern kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Double sink with drainer and mixer tap. Double oven, dishwasher, and electric hob. Radiator.

Utility Room

8' 3" MAX x 6' 6" MAX (2.51m MAX x 1.98m MAX)

Double glazed door to the rear patio and garden. Clothes washing machine and fridge/freezer, clothes hanging space and shoe/boot shelves. Door to the cloakroom. Central heating combi boiler. Radiator.

Cloakroom

Obscured double glazed window. Two-piece suite comprising of wall-hung toilet with enclosed cistern, and fitted wash hand basin. Partially tiled to water sensitive areas.

First Floor Accommodation

First Floor Landing

First floor landing access to all bedrooms and family bathroom. Part of the landing closest to the front window could be used as a study area and includes an electricity socket. Radiator.

Bedroom One

11' 9" MAX x 11' 9" (3.58m MAX x 3.58m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

10' 3" x 9' (3.12m x 2.74m)

Double glazed window to the rear aspect including view over landscaped garden. Radiator.

Bedroom Three

10' 10" x 9' 5" (3.30m x 2.87m)

Double glazed window to the front aspect. Radiator.

Bedroom Four

9' 10" x 8' 11" MAX (3.00m x 2.72m MAX)

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscured double glazed window to the rear aspect. Four-piece suite comprising of low-level WC, wash hand basin, separate shower and a panelled bath/Jacuzzi with shower head. Fully tiled to all areas. Heated towel rail.

External Features Garden

Features south-facing, landscaped garden with fenced boundaries. Mature shrubs, bushes and trees. Raised flower beds including established strawberry and blackberry plants. Includes patio with a dual socket waterproof electricity outlet. Stone steps to the lawn area. Shed. Adjacent side road offers potential for additional off-road parking or another garage

Parking

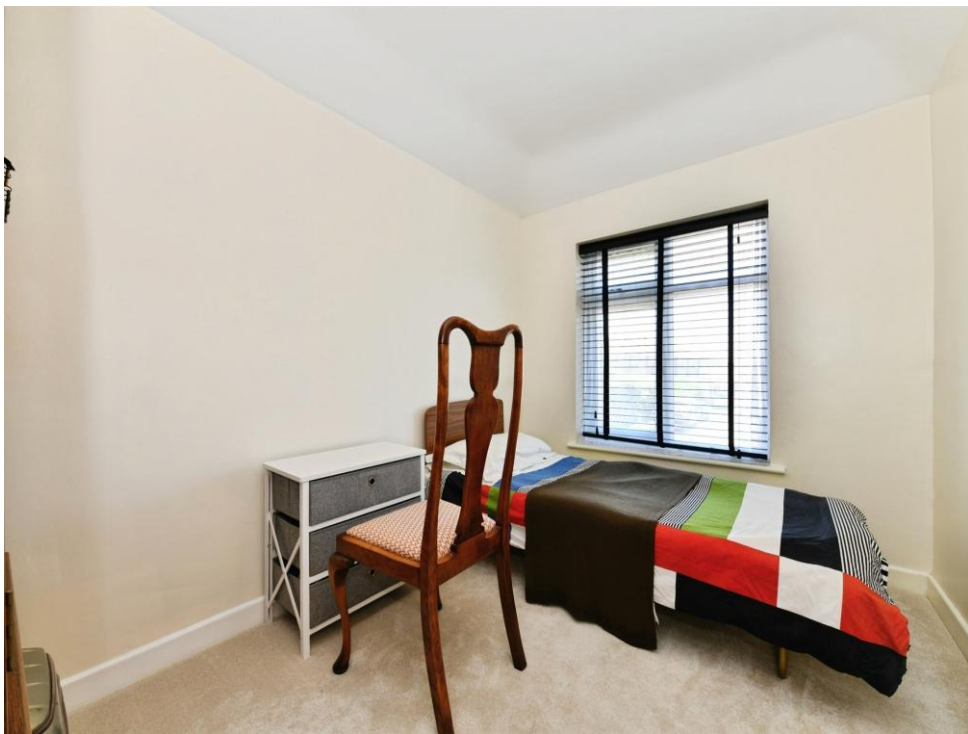
Block-paved driveway with parking for several vehicles.

Garage

13' 1" x 7' 9" (3.99m x 2.36m)

Obscured double glazed window. Remote controlled roller door. Potential conversion to an additional bathroom and living accommodation.

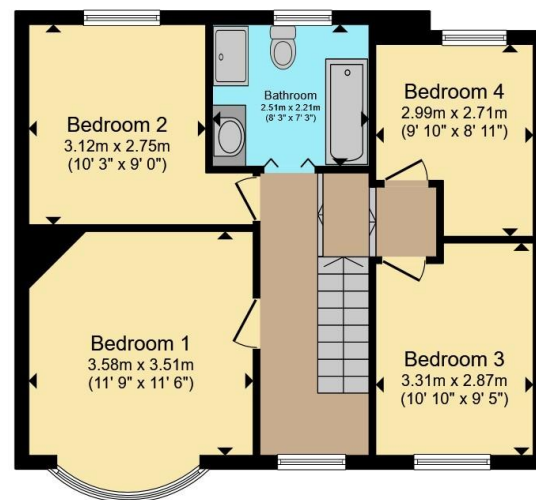








Ground Floor



First Floor

Total floor area 114.3 m² (1,230 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

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To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

Unit B11 North Swindon District Centre Thamesdown Drive
 SWINDON SN25 4AN

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: SDN314977 - 0008