

Malthouse Close, Blunsdon, Swindon, SN26 7BG

£475,000
(Subject to Contract)

Hanley's

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Hanley's are delighted to offer this extended and well-presented detached three-bedroom family home, set on a large mature plot in a quiet close in the popular village of Blunsdon. The front door opens to a porch and entrance hall with cloakroom/W.C and stairs to the first floor. The impressive 27ft living/dining room has a feature fireplace with fitted gas fire and French doors opening onto the rear garden, while the bright 20ft kitchen/breakfast room is fitted with a range of units, a double oven, six ring gas hob with an extractor hood over. A practical utility room has a sink, two storage cupboards and doors to the garden and integral garage. Upstairs, the landing provides access to a boarded loft with drop down ladder, airing cupboard, three good sized bedrooms; the main bedroom with a built-in wardrobe and a bathroom with shower over and a separate W.C. Outside, the generous and established rear garden has been attractively landscaped and well tended with lawn areas, established shrub borders and trees giving a good degree of privacy, garden pond, two garden sheds and greenhouse. Gated access leads to the front and there is another garden gate leading to Berton Close which gives quick access to the High Street and Doctors surgery.

1 Bathroom & 1 Ground floor Cloakroom/W.C

3 Bedrooms

1 Reception

EPC: TBA

Council Tax Band: E **Tenure: Freehold**







DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

The Property Ombudsman











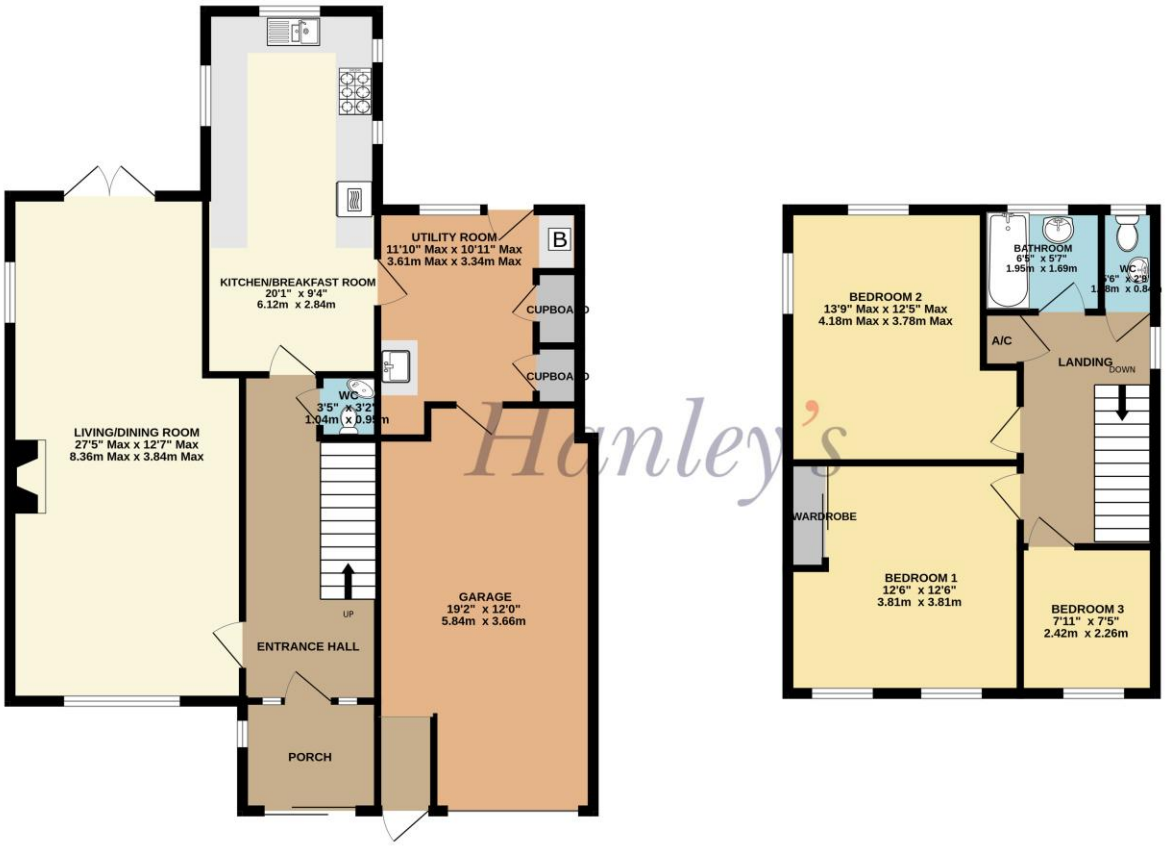






GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1569 sq.ft. (145.8 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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