



**Taylors**



# SWINDON VILLAGE, 24 Hinksford Gardens

£410,000

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The GENEROUS accommodation has been EXTENDED to the first floor and is TASTEFULLY PRESENTED and WELL APPOINTED throughout. Including GAS CENTRAL HEATING and UPVC DOUBLE GLAZING, the property comprises: reception hall, large full width 'L' shaped lounge with open views and dining area. The FULL WIDTH FAMILY DINING KITCHEN has been refitted and includes integrated hob, oven, dishwasher, fridge/ freezer and 'bi folding' doors to the rear garden. Also to the ground floor is a LUXURY FITTED SHOWER ROOM. The first floor features THREE DOUBLE BEDROOMS, bedrooms 1 & 2 include ENSUITE SHOWER ROOMS and all bedrooms include fitted bedroom furniture.

Tenure: Freehold. Construction: brick with a pitched tiled and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band E. EPC C. KINGSWINFORD OFFICE

#### Reception Hall

**Full Width Lounge** - 6.1m x 3.23m (20'0" x 10'7") + 3.30m x 3.25m (10'10" x 10'8")

**Full Width Family Dining Kitchen** - 6.07m x 3.96m (19'11" x 13'0") max.

**Ground Floor Shower Room** - 1.93m x 1.8m (6'4" x 5'11")

#### First Floor Landing

**Bedroom 1** - 3.63m x 3.05m (11'11" x 10'0")

**Ensuite Shower Room** - 3.02m x 1.4m (9'11" x 4'7")

**Bedroom 2** - 4.83m x 2.95m (15'10" x 9'8")

**Ensuite Shower Room** - 1.88m x 1.14m (6'2" x 3'9")

**Bedroom 3** - 3.99m x 3.05m (13'1" x 10'0")

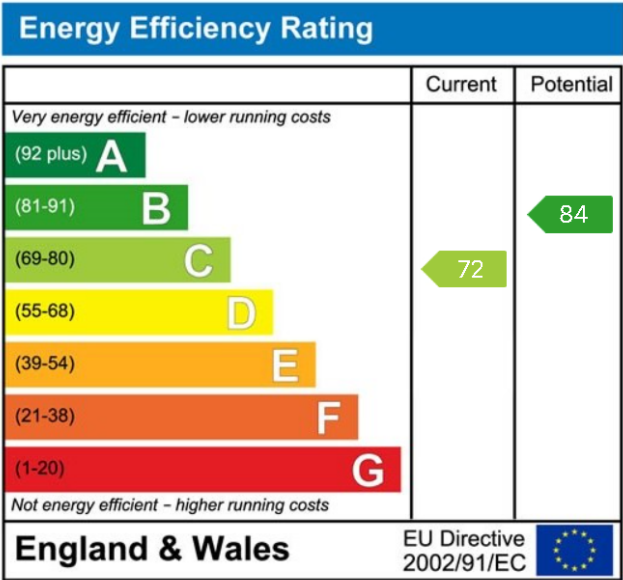
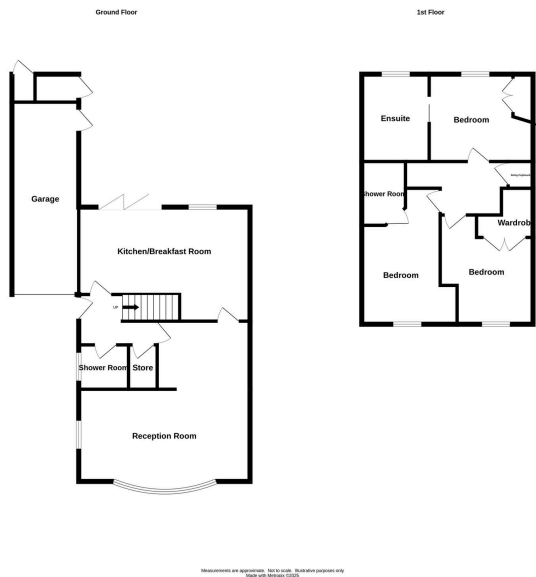
**Tandem Garage** - 8.05m x 2.41m (26'5" x 7'11")







- IMPRESSIVE DETACHED FAMILY HOME
- TWO ENSUITE SHOWER ROOMS
- FULL WIDTH FAMILY DINING KITCHEN WITH BI FOLDING DOORS
- LARGE GARAGE
- IMPRESSIVE OPEN VIEWS
- THREE DOUBLE FITTED BEDROOMS
- GROUND FLOOR SHOWER ROOM
- LONG DRIVEWAY
- BACKING ONTO COUNTRYSIDE
- CUL DE SAC



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