



📍 95 Eastern Avenue, Chippenham, SN15 3SF

🔗 Offers In Excess Of £375,000

A four bedroom detached family home, ideally situated in the sought-after Monkton Park development, within walking distance of the local primary school, town centre and mainline railway station. Offering well-proportioned accommodation throughout, the property provides excellent scope for updating and personalisation.

- Four Bedroom Detached Family Home
- Highly Sought After Monkton Park Location
- Walking Distance to the Primary School, Town Centre and Mainline Railway Station
- Spacious Sitting/Dining Room with Conservatory
- Excellent Scope for Updating and Personalisation
- Fitted Kitchen with Separate Utility Room
- Private, Enclosed Rear Garden
- Popular Residential Location Close to Parks and Riverside Walks/Cycle Paths
- Driveway Parking and Single Garage
- No Onward Chain

🏠 Freehold

🏠 EPC Rating D



A well presented modern detached family home, enjoying an enviable position within the highly sought after Monkton Park development. Ideally situated within walking distance of the local primary school, Chippenham town centre and the mainline railway station, whilst also being conveniently close to a range of local amenities and highly regarded secondary schools, this attractive property offers spacious and well-balanced accommodation with excellent scope for updating and personalisation to suit individual tastes.

The accommodation comprises a welcoming entrance hall, cloakroom, fitted kitchen, separate utility room, and a spacious dual-aspect sitting/dining room with doors opening into a bright uPVC double-glazed conservatory overlooking the rear garden.

To the first floor are four well-proportioned bedrooms and a family bathroom fitted with a white suite and over-bath shower.

Further benefits include gas-fired central heating and double glazing throughout.

Externally, the property enjoys an open-plan front garden, driveway parking leading to a single garage, and a fully enclosed rear garden offering an excellent degree of privacy, creating an ideal space for outdoor entertaining and family life.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a family home in one of Chippenham's most desirable residential locations, with the potential to modernise and create a home tailored to your own lifestyle.

Situation

The property is within easy access of the 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 wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council Tax Band; E

Freehold

Mains Services

Gas Central Heating

EPC Rating; D



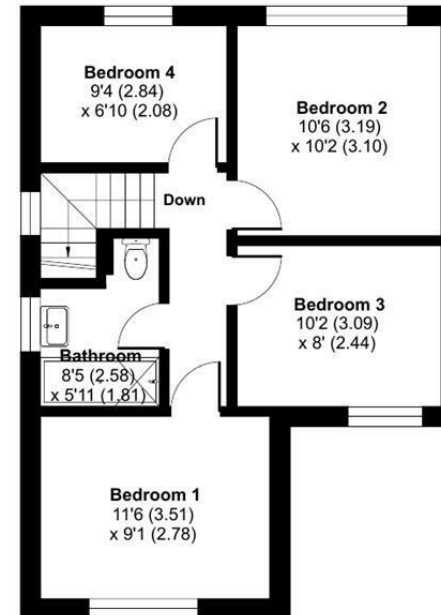
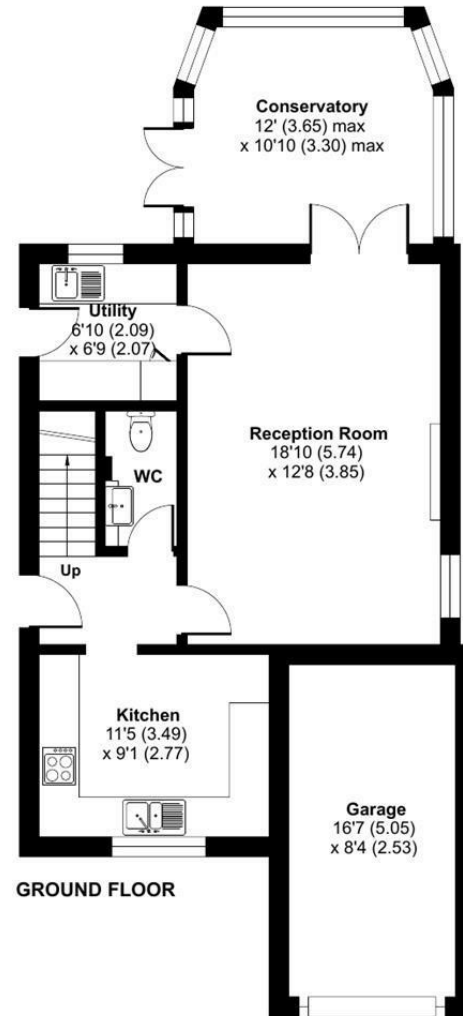
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Approximate Area = 1115 sq ft / 103.5 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1253 sq ft / 116.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1472249

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