



**Connells**

Bayleaf Avenue  
Swindon





### Property Description

Situated in the sought-after Woodhall Park development in North Swindon, this well-maintained two-bedroom terraced home offers comfortable and modern living in a convenient residential setting. The ground floor accommodation comprises a modern fitted kitchen with ample storage and worktop space, ideal for everyday cooking, and a bright and airy lounge which provides a welcoming living area with space for both relaxing and dining. The lounge enjoys plenty of natural light and offers direct access to the rear garden. To the first floor, the property features two well-proportioned bedrooms, both offering versatile accommodation suitable for a main bedroom, guest room, or home office. These are served by a stylish and modern family bathroom fitted with contemporary fixtures and finishes. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for entertaining, gardening, or enjoying warmer months. To the front or nearby, the property also enjoys allocated parking, along with additional visitor parking bays for guests. Located within easy reach of local amenities, schools, and transport links, this attractive home.

### Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect.  
Access to the kitchen and lounge.

### Kitchen

16' 8" x 11' 9" ( 5.08m x 3.58m )  
Double glazed window to the front aspect. Fully fitted kitchen with a range of modern wall and base units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Integrated four ring gas hob and oven. Space and plumbing for washing machine. Space for fridge freezer. Partially tiled to water sensitive areas.

### Lounge

16' 8" x 11' 9" ( 5.08m x 3.58m )  
Double glazed door to the rear garden. Double glazed window to the rear aspect. Stairs rising to the first floor accommodation. Television point. Telephone point. Two radiators.

### First Floor Accommodation First Floor Landing

Access to all rooms and bathroom

### Bedroom One

11' 10" x 8' 9" ( 3.61m x 2.67m )  
Double glazed window to the rear aspect. Built-in-wardrobes. Radiator.

### Bedroom Two

12' 9" x 6' 8" ( 3.89m x 2.03m )  
Double glazed window to the front aspect. Loft access. Radiator.

### Bathroom

Obscure double glazed window to the front aspect. Three piece suite comprising of Low Level WC, panelled bath and wash hand basin. Partially tiled to water sensitive areas.

### External Features Garden

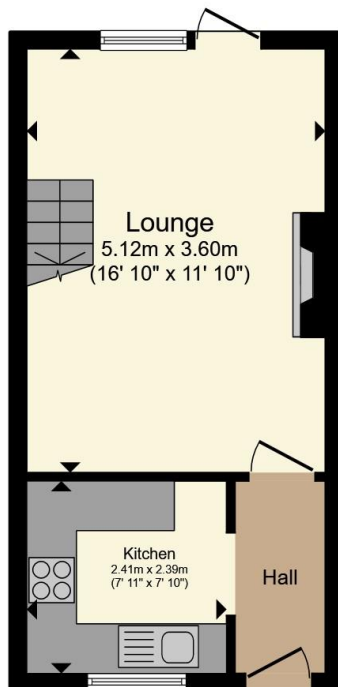
Fenced boundaries. Steps to the rear aspect. Laid to patio and lawn.

### Parking

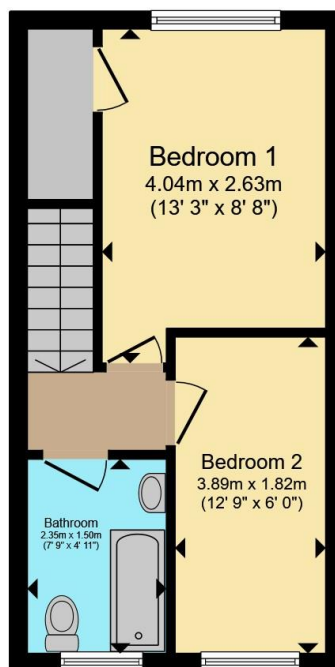
The property has allocated parking and access to visitors parking.







**Ground Floor**



**First Floor**

Total floor area 54.3 m<sup>2</sup> (585 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

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

EPC Rating: C Council Tax  
Band: B

**view this property online [connells.co.uk/Property/SDN314496](http://connells.co.uk/Property/SDN314496)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SDN314496 - 0002