

# 40 Audley Road, Chippenham, SN14 0EH

GOODMAN WARREN BECK

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£425,000

Offered for sale with NO ONWARD CHAIN is this extended and much improved Victorian semi detached house ideally situated within walking distance of the town centre and mainline station. The ground floor accommodation offers a welcoming reception hall with original tiled floor, a bay windowed sitting and dining room both with fireplaces, a large impressive kitchen/family room with central island, useful snug, utility and shower room. The first floor has a generous landing, three good size bedrooms a family bathroom and a staircase to bedroom four in the attic with skylights. Other benefits include double glazing and gas central heating. To the rear is a pleasant enclosed garden with patio area and lawn leading to a large workshop with power and light and gated access to the driveway providing off road parking.

## Situation

The property is conveniently situated just a short walk from the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities, picturesque John Cole's Park is also within easy walking distance. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

## Accommodation Comprising:

Obscure entrance door to:

## Reception Hall

Stairs to first floor. Radiator. Original Victorian tiled floor. Picture rails. Coving. Deep skirting board. Understairs cupboard. Stripped wooden doors to:

## Sitting Room

Double glazed bay window to front. Radiator. Feature electric fireplace with exposed brick and stone, granite hearth and inset cast iron wood burning stove. Stripped wooden flooring. Picture rails. Coving. Opening through to:

## Dining Room

Radiator. Feature cast iron fireplace with tiled slips and hearth and wooden surround and mantle. Alcoves with fitted dresser and shelving. Stripped wooden flooring. Picture rails.

## Kitchen/Family Room

Double glazed French doors to rear. Four skylights. Two contemporary style radiators. Extensive range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Central island incorporating breakfast bar with under mounted one and a half bowl stainless steel sink unit with chrome mixer tap. Granite worksurfaces with matching upstands. Built-in stainless steel gas hob with splashback and extractor over. Built-in electric double oven. Integrated dishwasher. Oak flooring. Spotlights to Kitchen Area. Larder cupboard. Understairs cupboard. Door to:

## Bedroom Four

Two velux windows to rear. Radiator. Eaves storage. Wood laminate flooring.

## Outside

### Front Garden

Low level brick with path to front door. Gravelled with shrubs. Path to side side access to rear garden.

### Rear Garden

Enclosed garden laid mainly to lawn with paved seating area adjacent to the French doors. Range of mature shrubs. Seating area with pergola over.

### Workshop

Large workshop with power and light.

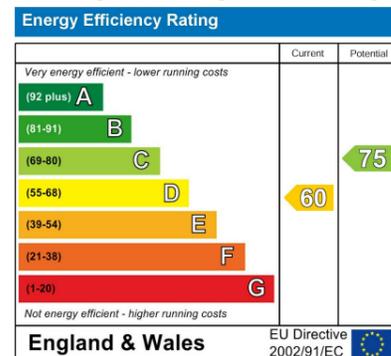
### Parking

Driveway providing off road parking. Gated access to rear garden.

### Directions

From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. The property will then be found on the left hand side opposite the turning into Canterbury Street.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

## Snug

Double glazed window to side. Radiator. Tiled floor. Spotlights. Door to:

## Utility Room

Obscure double glazed door to side. Tiled floor. Worksurfaces with two appliance spaces under and plumbing for washing machine. Door to:

## Shower Room

Obscure double glazed window to rear. Chrome ladder radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Tiled floor. Spotlights. Extractor.

## First Floor Landing

Double glazed window to front. Stairs to second floor with cupboard under. Radiator. Solid wood doors to:

## Bedroom One

Double glazed window to rear. Radiator. Feature cast iron fireplace. Picture rails.

## Bedroom Two

Double glazed bay window to front. Radiator. Feature cast iron fireplace. Picture rails.

## Bedroom Three

Double glazed window to rear. Radiator. Picture rails.

## Bathroom

Obscure double glazed window to side. Chrome ladder radiator. 'P' shaped bath with chrome mixer tap and shower attachment and separate shower over with screen. Pedestal wash basin. Close coupled WC. Fully tiled walls and tiled floor. Extractor. Shaver point.

## Second Floor Landing

Access to eaves storage. Door to:

