



Austen Crescent, Liden, Swindon, SN3 6JE

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PROPERTY SALES & LETTINGS



- 3 Bedroom Family Home
- Garage
- Cloakroom
- Modern Family Bathroom
- Close to Schools and Amenities

- No Onward Chain
- Spacious Dual Aspect Lounge
- 3 Generous Bedrooms
- Gas Central Heating
- Permanent Green Frontage

# 14 Austen Crescent, Liden Swindon, SN3 6JE

£249,995

Situated in the popular and well-established residential area of Liden and offered with NO ONWARD CHAIN is this well presented home offering a superb combination of space, comfort, and convenience, making it an excellent choice for families, first-time buyers, or those looking to upsize.

The property welcomes you with a bright and inviting entrance hallway with cloakroom that leads through to a spacious dual aspect lounge, thoughtfully arranged to provide both a relaxing environment and an ideal space for entertaining. The kitchen is modern and well-appointed, offering ample storage and workspace, with direct access to the rear garden, allowing for an easy flow between indoor and outdoor living.

Upstairs, the accommodation continues to impress with generously sized bedrooms, each benefiting from plenty of natural light and offering flexibility for family living and serviced by a modern bathroom.

Externally, the property enjoys a private rear garden that provides a secure and peaceful setting, with patio and personal access to the garage with up and over door to the rear. To the front, there is a permanent communal green making for a safe environment for young families.

Located in a quiet residential setting with a strong community feel, the property is conveniently positioned close to local schools, shops, and green spaces. Excellent transport links offer easy access to Swindon town centre and the M4 motorway, making it particularly appealing for commuters.

This is a home that successfully combines practicality with charm, offering well-balanced accommodation in a desirable location. Early viewing is highly recommended to fully appreciate all that this property has to offer.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Swindon Council

Tax Band B For year 2026/27 = £1,823.52  
For information on tax banding and rates, please call Swindon Council, Civic Offices Euclid Street Swindon SN1 2JH

## Tenure

Freehold

Water + Waste: Mains

Electric: Mains

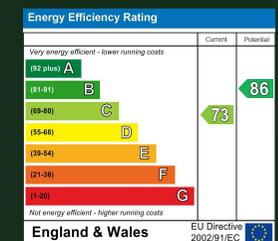
Gas: Mains

Flood Risk: Very Low (Environmental Agency)

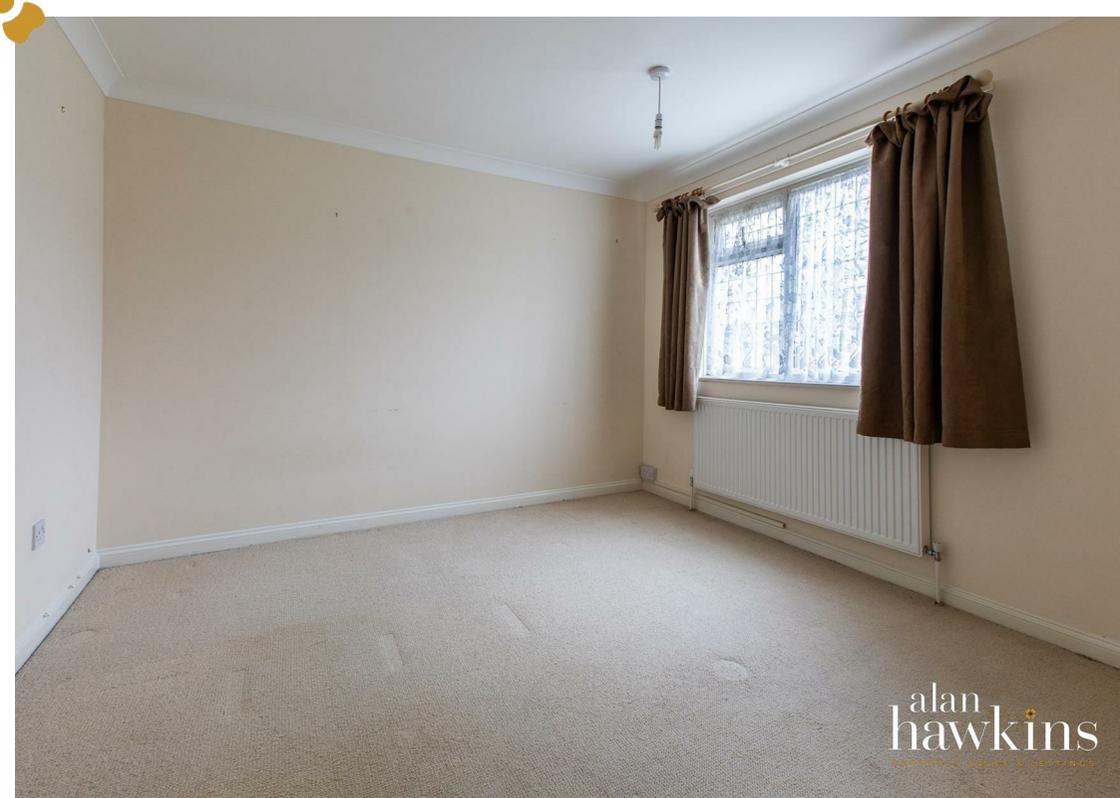
Internet Speeds: Up To 1000 mbps (Ofcom)

Management Fee: N/A

## Energy Efficiency Rating (England & Wales)

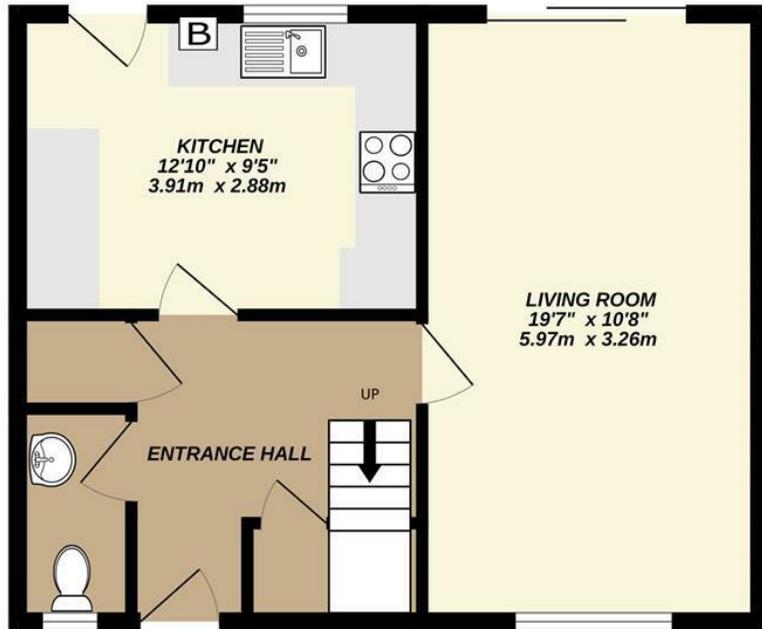




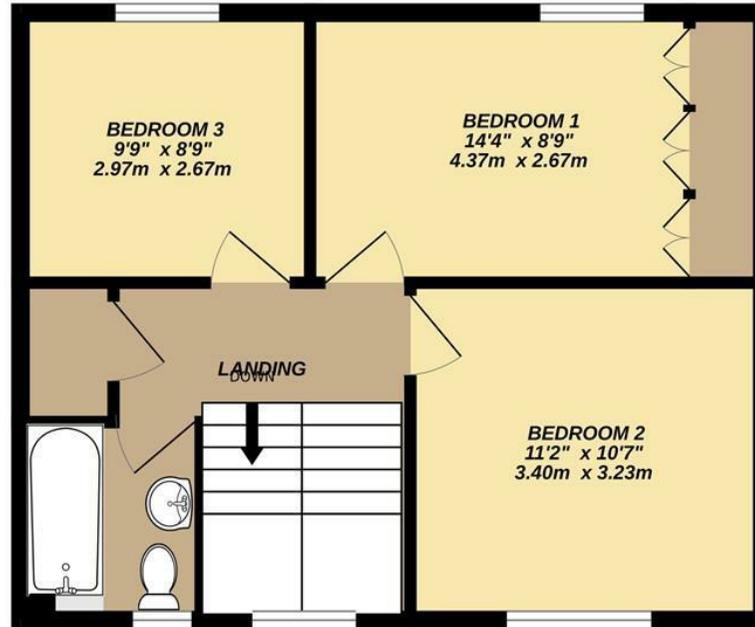




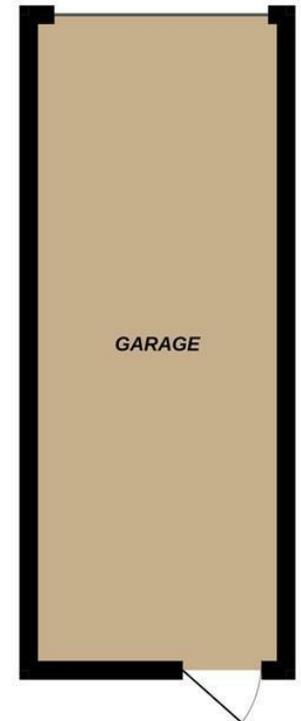
GROUND FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



GARAGE  
168 sq.ft. (15.6 sq.m.) approx.



898 SQ FT EXC GARAGE

TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

