



37 Kings Avenue, Chippenham, SN14 0UJ

Guide Price £550,000

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms:** 4  
**Bathrooms:** 2 (Plus Downstairs Cloaks)  
**Receptions:** 4

This spacious and highly versatile family home offers generous and immaculately-presented accommodation, situated along a leafy and established peaceful street.

Enter the welcoming entrance hall and you will find useful understairs storage and a cloakroom. An additional front reception room provides excellent flexibility, making an ideal home office, games room, playroom or potential fifth double bedroom. At the heart of the property is a substantial dual-aspect sitting room of almost 20ft in length, featuring a gas fireplace and sliding doors opening into a large conservatory, creating a bright and adaptable space overlooking the garden. A separate dining room sits conveniently between the sitting room and kitchen, offering an excellent setting for entertaining and potential to create a more open-plan layout if desired. The modern kitchen is well-equipped with ample storage, generous worktop space, a five-ring gas hob, oven and extractor, while a separate utility room provides additional storage, plumbing, a second sink and useful side access.

Upstairs, the property offers four well-proportioned double bedrooms, all enjoying a pleasant outlook. The principal bedroom benefits from extensive fitted wardrobes and a stylish en suite shower room, while a further bedroom also includes fitted storage. A fully tiled family bathroom serves the remaining bedrooms and is fitted with a bath and shower over, vanity storage and a heated towel rail.



Externally, the property is complemented by a beautifully maintained and private south-facing garden, featuring a lawn, mature planted borders, pond and a substantial composite decking area ideal for outdoor dining and entertaining. Secure side access and a garden shed add practicality, while to the front a large block-paved driveway provides parking for several vehicles and leads to a detached double garage with power, lighting and loft storage.

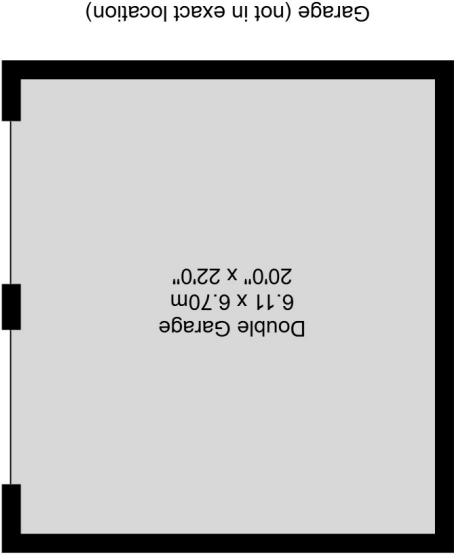
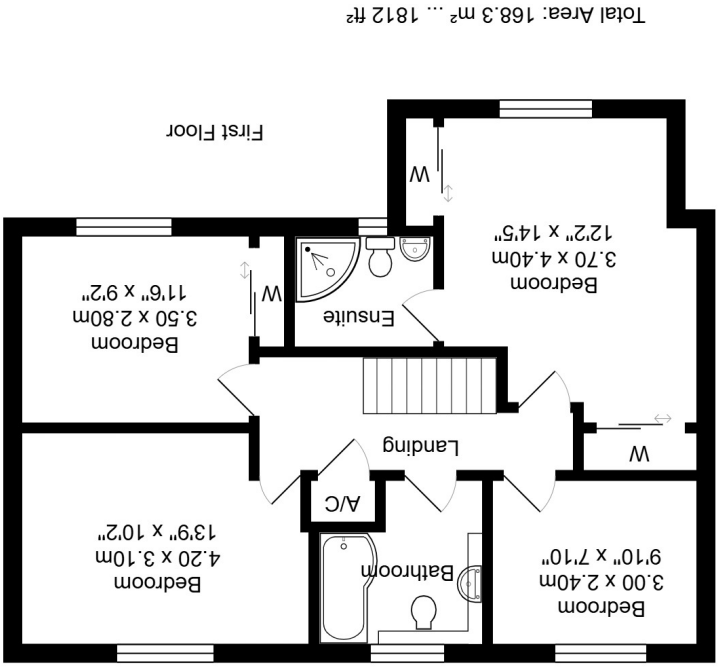
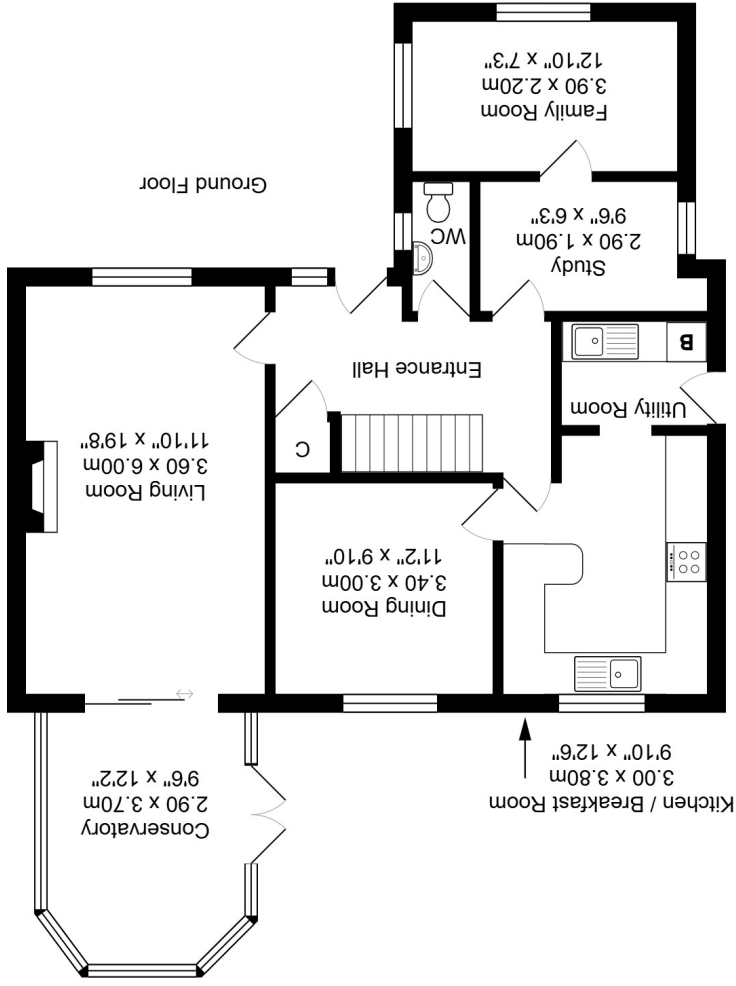
Occupying a convenient position on the popular Cepen Park side of Chippenham, the property is within easy reach of local amenities, supermarkets, schools and leisure facilities, as well as the town centre and mainline railway station, which offers direct services to Bath, Bristol, Reading, and London Paddington in under an hour. Junction 17 of the M4 is also readily accessible

**Additional Information:**

Tenure: Freehold Detached House  
Council Tax Band: F  
Current EPC Rating: D (64)  
Potential EPC Rating: C (79)  
Mains gas radiator central heating  
Mains water supply  
Mains drainage supply  
Mains electricity supply  
Double glazing throughout

*\*\*These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.\*\**





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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

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