



**Garraways, Royal Wootton Bassett, SN4 8LL**

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PROPERTY SALES & LETTINGS



- Four Bedroom Linked Detached House
- Two Reception rooms
- Impressive and spacious Family Bath/Shower Room
- Enclosed East Facing Rear Garden
- Desirable Location
- Extended Family Home
- Large Utility/Store Room
- No Onward Chain
- Off Road Parking
- Close to Amenities.

# 38 Garraways, Royal Wootton Bassett Swindon, SN4 8LL

**£385,000**

Extended Four Bedroom Detached Home -  
No Onward Chain

Occupying a prime position within the established and highly regarded residential area of Woodshaw, this extended four bedroom detached family home has been lovingly maintained by the same owner since its construction in 1990. Ideally situated close to a range of local amenities including shops, a mini-market and convenient bus routes, the property offers spacious and well-balanced accommodation throughout.

The ground floor comprises two generous reception rooms, providing flexible living and entertaining space. The tastefully fitted kitchen features granite worktops and a range of integrated appliances including a fridge/freezer, dishwasher and washing machine, combining practicality with modern style.

The former garage has been thoughtfully converted to create a useful utility/store room, while retaining a small section of the original garage for additional storage, complete with an electric roller door.

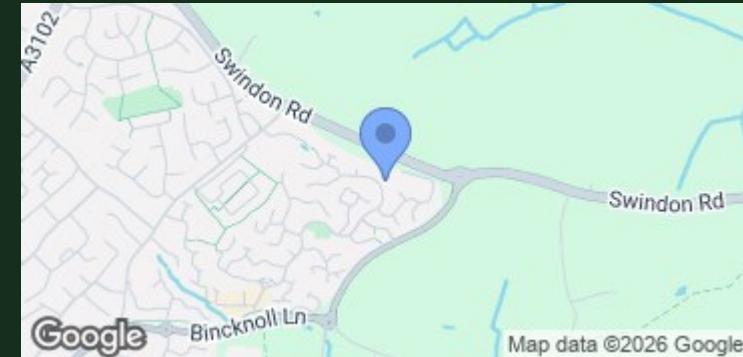
To the first floor, a spacious and welcoming landing leads to four well-proportioned bedrooms, all benefitting from fitted wardrobes. An attractive family bathroom

with both bath and shower facilities completes the upstairs accommodation.

Externally, the property enjoys a driveway to the front providing off-road parking for at least two vehicles. To the rear is a delightful east-facing garden, ideal for enjoying the morning sun.

Further benefits include gas central heating, uPVC double glazing and the significant advantage of being offered for sale with no onward chain.

Early viewing is highly recommended to appreciate the space, location and potential this wonderful family home has to offer.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2553.34

Please note that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.

## Tenure

Freehold

## Management Fee: N/A

Gas - Mains

Electric - Mains

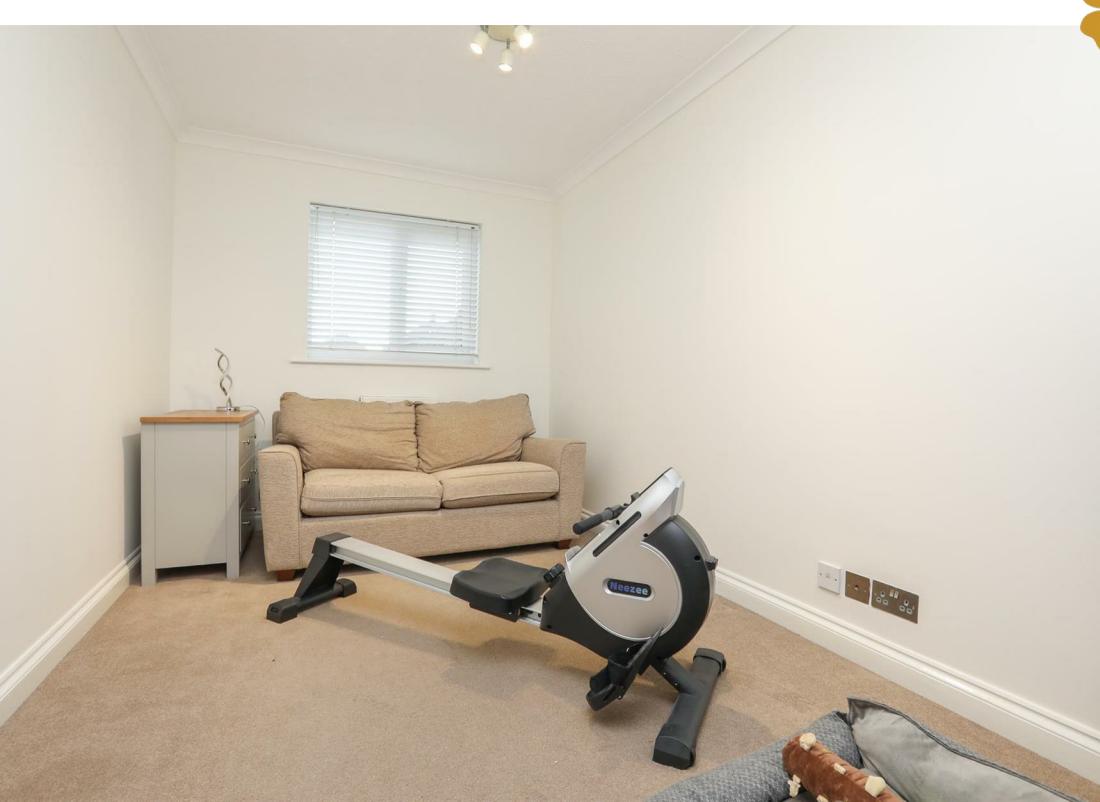
Water - Mains

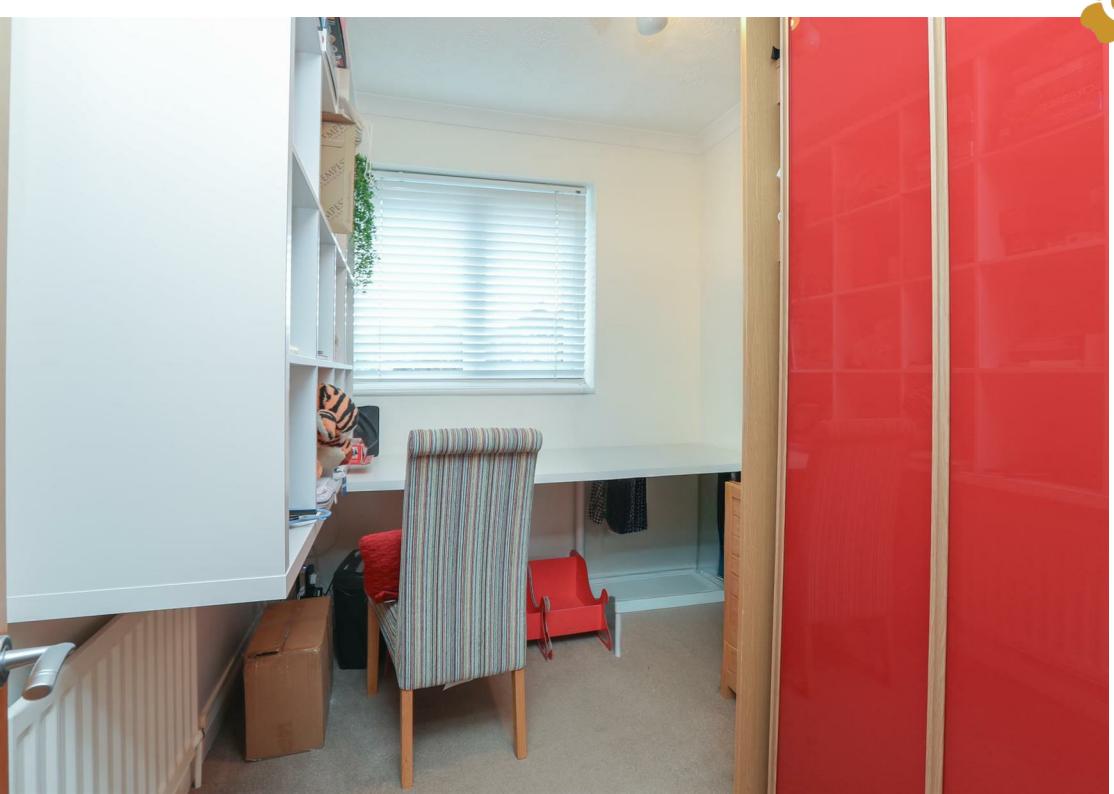
Drainage - Mains

Internet - Up to 900\* Mbps Full Fibre download speed available

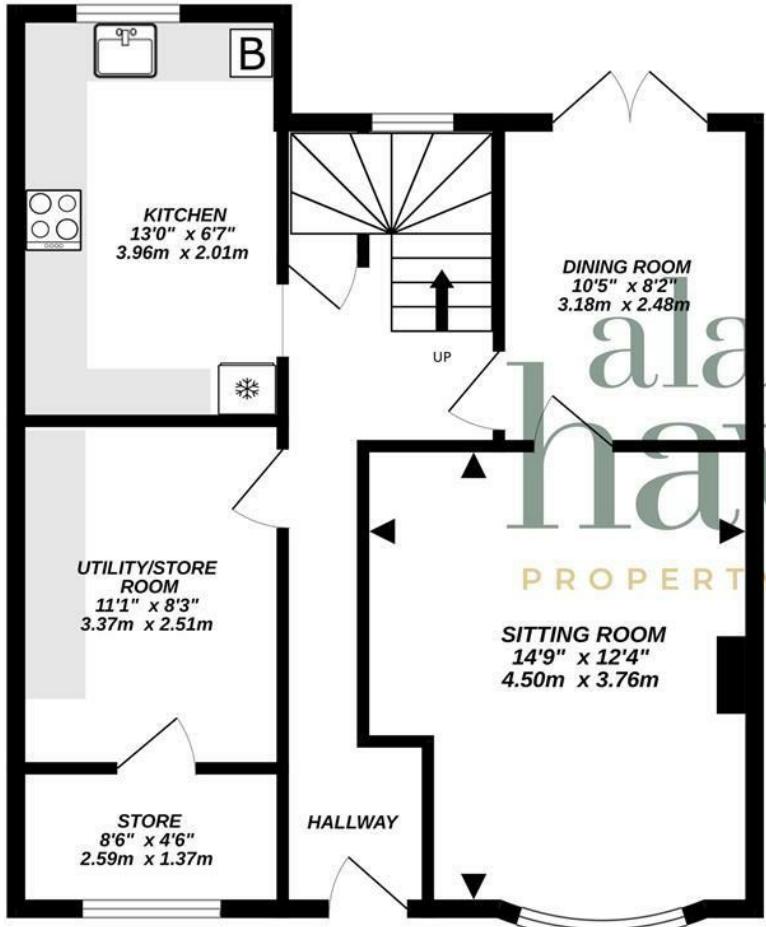




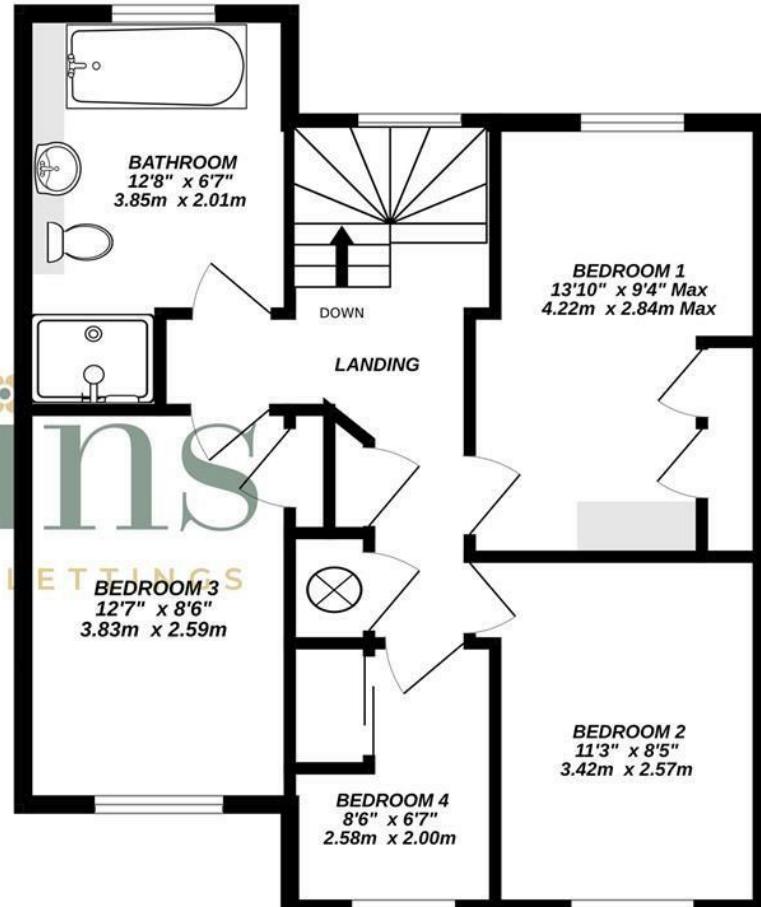




GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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

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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.

