



Connells

West Highland Road
Swindon

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Swindon SN25 4FP

for sale offers over
£300,000



Property Description

NO ONWARD CHAIN! A modern and well-maintained three-bedroom semi-detached home situated in Blunsdon St Andrew, North Swindon, offering a practical and versatile layout arranged over two floors. The ground floor comprises an entrance hall with cloakroom/WC, a spacious sitting room and a separate dining room leading through to the fitted kitchen. A particular feature of the property is the garden room, providing additional living space with access to the rear garden. Upstairs are three bedrooms, with an en-suite shower room serving one bedroom, alongside the main family bathroom and useful built-in storage. Externally, the property benefits from an enclosed rear garden, providing a private outdoor space for relaxing and entertaining. An attached garage offers additional parking/storage options. With its modern accommodation, additional garden room and well-maintained presentation, this detached home provides a comfortable and flexible living space in the popular North Swindon area.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor Accommodation

Entrance Hall

Door to front aspect. Access to the cloakroom and lounge.

Cloakroom

Obscured double glazed window to front aspect. Suite comprising low level WC. Wash hand basin. Part tiled. Radiator.

Lounge

15' 4" MAX x 14' 6" MAX (4.67m MAX x 4.42m MAX)

Double glazed window to front aspect. Stairs rising to the first floor accommodation. Under stairs storage cupboard. Radiator. TV point. Telephone point. Access to the dining room.

Dining Room

10' x 7' 7" (3.05m x 2.31m)

Archway through to the kitchen. Archway through to the family room. Radiator.

Kitchen

8' 6" x 7' 11" (2.59m x 2.41m)

Double glazed window to rear aspect. Fitted kitchen comprising wall and base units. Stainless steel sink drainer set into work surfaces with splash back tiling. Integrated electric oven and gas hob. Space and plumbing for a dishwasher, washing machine and fridge/freezer.

Family Room / Conservatory

10' 3" x 7' 7" (3.12m x 2.31m)

First Floor Accommodation

First Floor Landing

Stairs rising from the lounge. Access to all three bedrooms and bathroom.

Bedroom One

10' 7" x 8' 7" (3.23m x 2.62m)

Double glazed window to front aspect. Built-in wardrobes. Radiator. Access to the en-suite.

En-Suite

Suite comprising shower cubicle. Wash hand basin. Low level WC. Part tiled. Radiator.

Bedroom Two

9' x 8' 7" (2.74m x 2.62m)

Double glazed window to rear aspect. Built-in double wardrobe. Radiator.

Bedroom Three

9' x 6' 4" (2.74m x 1.93m)

Double glazed window to front aspect. Radiator.

Bathroom

Obscured double glazed window to rear aspect. Suite comprising bath with shower over. Wash hand basin. Low level WC. Part tiled. Radiator.

External Features

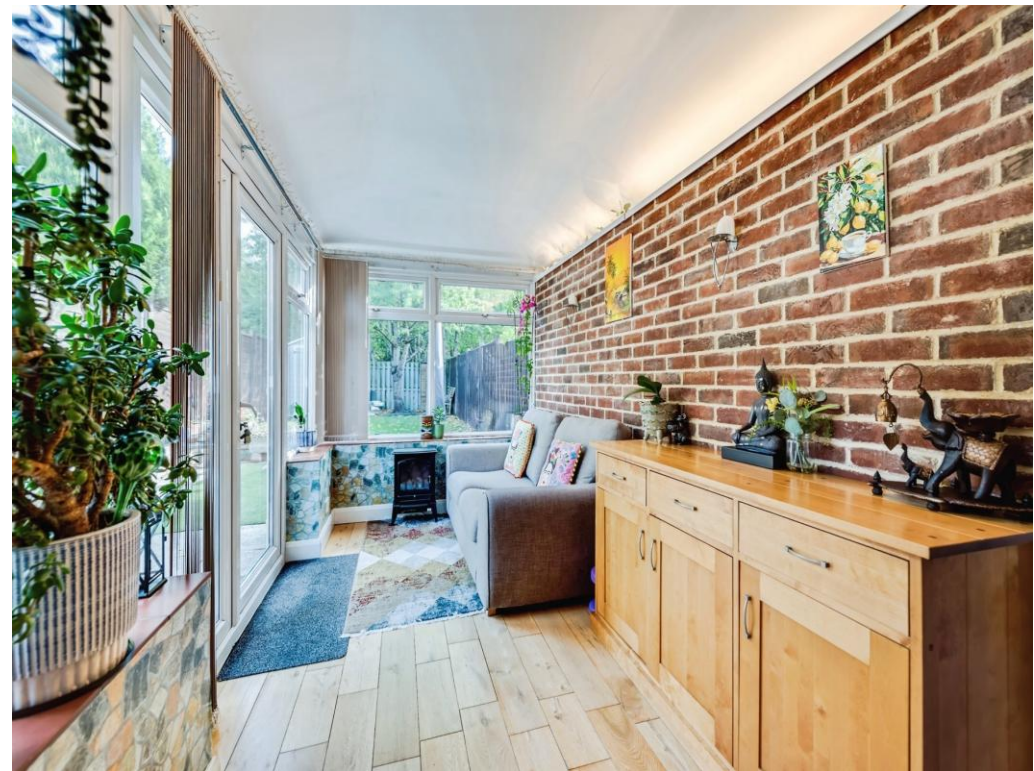
Garage

16' 9" x 8' 10" (5.11m x 2.69m)

The garage is to the side of the property. Up and over door. Power and light. Eaves storage. Access to the garden.

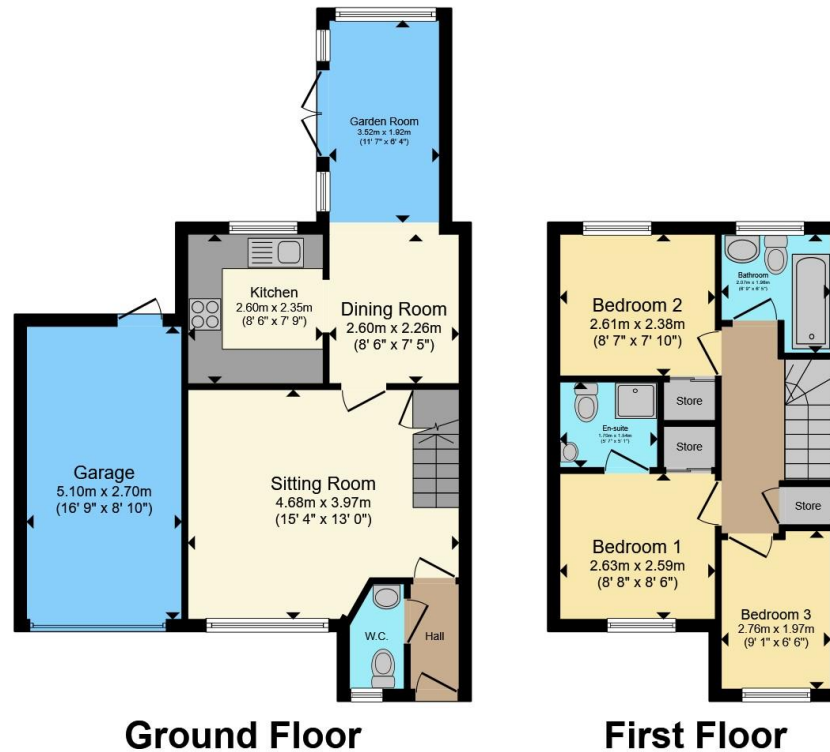
Garden

Patio area. The remainder being laid to lawn with shrubbery. Enclosed by wood panel fencing.









Total floor area 82.4 m² (887 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

Connells

To view this property please contact Connells on

T 01793 708050
E swindonnorth@connells.co.uk

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

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SDN315293



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