



**Connells**

High Street  
Haydon Wick SWINDON





### Property Description

NO ONWARD CHAIN! Positioned within the highly regarded and well-established residential area of Haydon Wick in North Swindon, this spacious three-bedroom family home offers an outstanding opportunity for buyers looking for a property with significant scope for modernisation. Well-suited to those wanting to create a personalised and contemporary living space. The ground floor benefits from a practical and welcoming layout. An entrance porch leads into the main living areas. The spacious dining room offers an excellent setting for family meals or entertaining, while the comfortable lounge provides a bright and versatile living space. The kitchen offers the potential to be updated to suit modern needs, with ample room for redesigned cabinetry and appliances. An inner hall connects to the family bathroom, which presents a further opportunity for refurbishment and enhancement. To the first floor, the property features three well-proportioned bedrooms, each offering plenty of natural light and flexibility. The generous room sizes lend themselves well to creating comfortable sleeping spaces, a home office, or children's bedrooms, depending on requirements. Externally, the property enjoys an enclosed rear garden, offering privacy and a secure outdoor space ideal for families, gardening enthusiasts, or those wishing to create an attractive and low-maintenance outdoor retreat.

### Ground Floor Accommodation Entrance Porch

Double glazed door to the front aspect. Access to the entrance hall.

### Entrance Hall

Access to the lounge and dining room. Stairs rising to the first floor accommodation.

### Dining Room

11' 9" MAX narrowing to 10' 5" x 9' 7" ( 3.58m MAX narrowing to 3.17m x 2.92m )  
Double glazed window to the front aspect. Open fire place. Radiator.

### Lounge

11' 10" MAX x 9' 5" MAX ( 3.61m MAX x 2.87m MAX )  
11 Ft 10 Inches narrowing to 10 Ft 11 Inches X 9 Ft 05 Inches narrowing to 6 Ft 08 Inches  
Double glazed window to the rear aspect. Access to the kitchen. Open fire place. Under stair storage cupboard. Radiator.

### Kitchen

8' x 7' 2" ( 2.44m x 2.18m )  
Double glazed window to the side aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer. Space for oven. Space and plumbing for washing machine. Space and plumbing for fridge freezer. Radiator.

### Inner Hall

Double glazed door to the side aspect, leading to the rear garden. Access to the bathroom.

### Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, pedestal wash hand basin and panelled bath with mixer tap and shower over. Partially tiled to water sensitive areas.

### First Floor Accommodation First Floor Landing

Access to all bedrooms. Access to the loft.

### Bedroom One

12' x 9' 5" ( 3.66m x 2.87m )  
Double glazed window to the front aspect. Radiator.

### Bedroom Two

12' 7" MAX narrowing to 9' 10" x 8' 5" ( 3.84m MAX narrowing to 3.00m x 2.57m )  
Double glazed window to the rear aspect.  
Radiator.

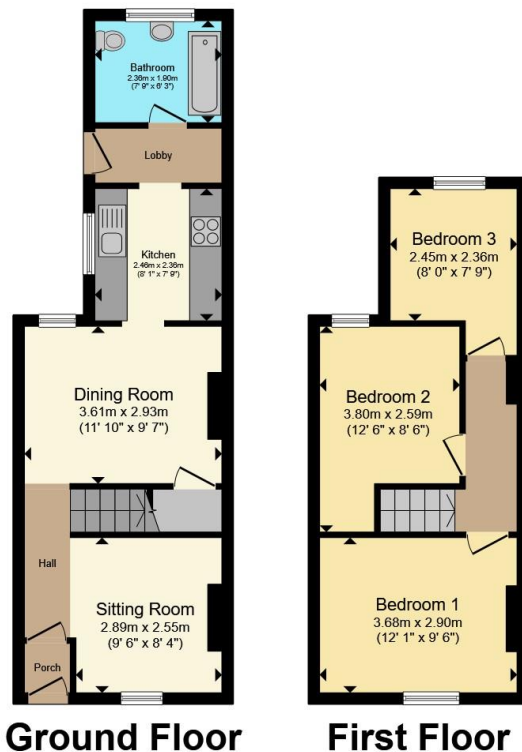
### Bedroom Three

8' x 7' 8" ( 2.44m x 2.34m )  
Double glazed window to the rear aspect.  
Radiator.

### External Features Garden

Fenced boundaries. Patio to the rear.  
Overgrown lawn area.





Total floor area 69.5 m<sup>2</sup> (748 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](http://www.propertybox.io)

**Connells**



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EPC Rating: D Council Tax  
 Band: B

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Tenure: Freehold



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