



**Chudleigh, Freshbrook, Swindon**  
**Guide Price £380,000**

QUIET & HEAD OF CUL-DE-SAC POSITION \*\*\* A SPACIOUS & DETACHED FAMILY HOME BOASTING:

\* Property Launch Event: Saturday 15th July 2023 (Viewing is strictly by appointment only) \* Please email / contact our Swindon, Old Town office to confirm your appointment to view

\*\*\* IN EXCESS OF 1300 SQ FT / 122 SQUARE METERS OF SPACE (INCLUDING GARAGE) \*\*\* A QUIET & HEAD OF CUL-DE-SAC POSITION \*\*\* A SPACIOUS & DETACHED FAMILY HOME BOASTING: 4 DOUBLE BEDROOMS \* WELL MAINTAINED & PRESENTED THROUGHOUT \* AN 'OPEN PLAN' KITCHEN / BREAKFAST ROOM \* DRIVEWAY PROVIDING OFF STREET PARKING + SINGLE GARAGE \* CLOSE PROXIMITY TO AMENITIES \* SUPERB ACCESS TO MAJOR ROAD LINKS SUCH AS JUNCTION 16 OF THE M4 MOTORWAY & THE GREAT WESTERN WAY \* A SHORT WALK TO LYDIARD COUNTRY PARK \* A GENEROUS IN SIZE & FULLY ENCLOSED REAR GARDEN. This delightful property is located within Freshbrook and provides excellent proximity to amenities such as West Swindon Shopping Centre as well as local primary and secondary schools. The accommodation briefly comprises: Entrance porch, cloakroom/W.C. entrance hall, living/dining room, a spacious 'open plan' kitchen/breakfast room with views overlooking a generous in size and fully enclosed rear garden. To the first floor there are four double bedrooms and a bathroom. To fully appreciate this wonderful property, we would highly recommend confirming an appointment to view as soon as possible!

Tenure: Freehold

**4 DOUBLE BEDROOMS \* WELL PRESENTED THROUGHOUT \* AN 'OPEN PLAN' KITCHEN / BREAKFAST ROOM \* DRIVEWAY PROVIDING OFF STREET PARKING + SINGLE GARAGE \* CLOSE BY TO AMENITIES | Freehold **SOLD****



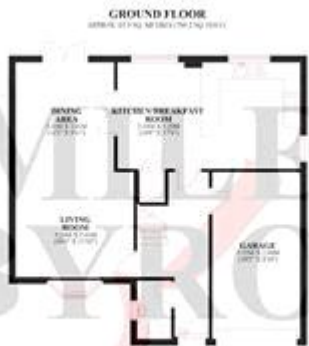


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





TOTAL AREA: APPROX. 122.3 SQ. METRES (1310 SQ. FEET)



TOTAL AREA: APPROX. 122.5 SQ. METRES (1310 SQ. FEET)



FIRST FLOOR APPROX. 64.4 SQ. METRES (693 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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