



65 Swindon Road, Swindon, SN4 9AG

Offers over £325,000

* REDUCED FOR A QUICK SALE WITH A COMPLETE CHAIN...Resides Swindon are delighted to be marketing this 4 bedroom family home has been lovingly updated and modernized throughout. Downstairs the large lounge and open plan kitchen diner give ample space for relaxing and entertaining. A garden room has been built by the current owners which is used as a games room but could easily be repurposed as a home office as includes plenty of light, electrical outlets and internet access. Upstairs on the first floor we have two double bedrooms both with modern built in wardrobes and a large family bathroom and on the second floor a new dormer loft conversion gives two more bedrooms both with built in wardrobes and a boiler cupboard with 2yr old combi boiler.

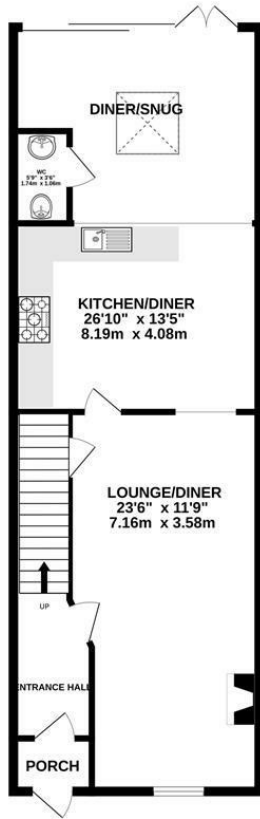
The outside space is vast with a good sized garden, large shed for storage and parking for 2 + cars on the back driveway. From the second floor landing window we have sweeping views towards the hub of the village and can see the play park and huge playing field directly behind the house which makes this an excellent choice for families with children of all ages.

DISCLAIMER

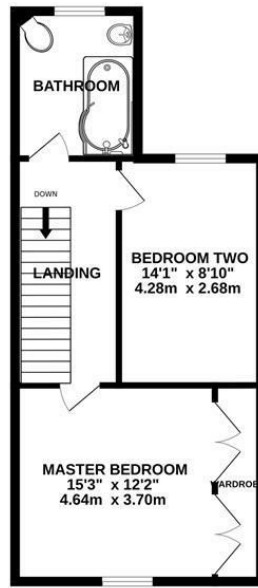
Floor plans-These are intended as a guide only. Dimensions are approximate. Not to scale. We have taken every care with the preparation of these details.

Floor Plan

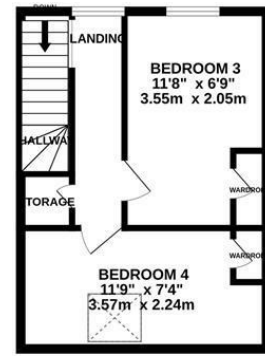
GROUND FLOOR
715 sq. ft. (66.4 sq.m.) approx.



1ST FLOOR
467 sq. ft. (43.4 sq.m.) approx.



2ND FLOOR
318 sq. ft. (29.6 sq.m.) approx.



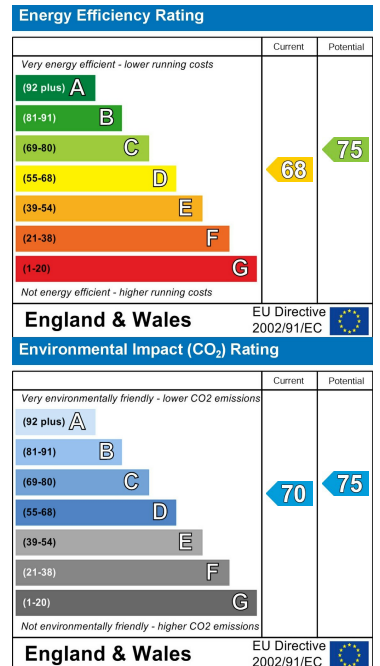
TOTAL FLOOR AREA: 1500 sq. ft. (139.4 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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