



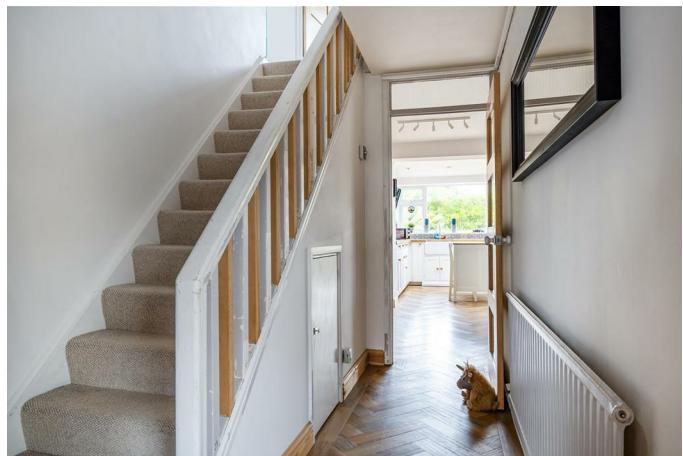
**95 Hardens Mead, Chippenham, SN15 3AB**  
**£425,000**

Situated on the Eastern side of Chippenham, convenient for Abbyfields Secondary School this extended family home has much to offer. To the front, there is driveway parking for three cars side by side along with a single garage and to the rear a well maintained private garden with areas of raised decking and summer house. Internally comprising; porch, entrance hall, lounge, generous open plan kitchen/dining room, utility, ground floor shower room, four double bedrooms and family bathroom. Offered for sale with NO ONWARD CHAIN.

## Entrance Porch

Double glazed front door, tiled floor, glazed door to hallway.

## Entrance Hall



Amtico flooring, radiator, under stairs storage, stairs to the first floor and glazed doors to the kitchen and lounge.

## Lounge



Double glazed window to the front, radiator and opening to the kitchen/dining room.



## Kitchen/Dining Room



Double glazed French doors to the garden, double glazed windows to the side and rear, two double glazed Velux windows, two radiators, Amtico flooring, radiator, space for a family sized table and chairs and further seating, range of floor and wall mounted units, Belfast style sink and drainer, Smeg dishwasher, Smeg Oven with five ring gas hob and extractor over, tiled splashes, space for an American style Fridge/freezer, under stairs cupboard and opening to the utility room.





## Utility Room



Double glazed door to the garden, double glazed window to the rear, radiator, tiled floor, plumbing for a washing machine, space for a tumble dryer, door to the garage and shower room.

## Shower Room



Double glazed window to the side, towel radiator, tiled floor, toilet, wash hand basin and shower.

## Landing

Doors to all bedrooms, bathroom and airing cupboard.

## Bedroom One



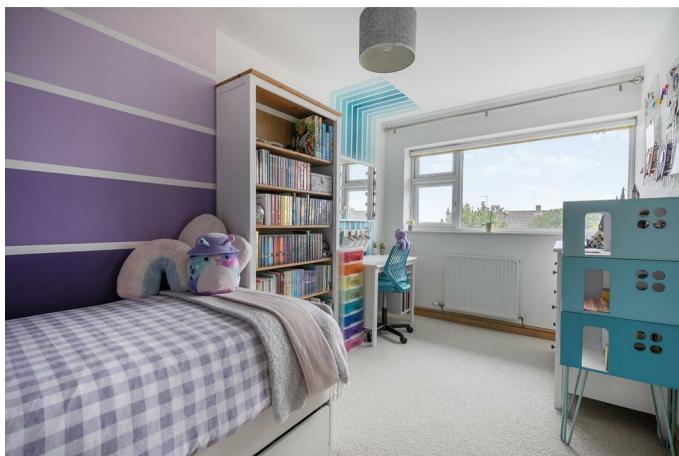
Double glazed window to the rear and radiator.

## Bedroom Two



Double glazed window to the front and radiator.

## Bedroom Three



Double glazed window to the rear, barn door, loft hatch and radiator.

## Bedroom Four



Two double glazed windows to the front and radiator.



## Family Bathroom



Double glazed window to the rear, towel radiator, laminate flooring, toilet, wash hand basin, bath with screen and shower over.

## Rear Garden



The current owners have created an outdoor space suitable for all the family. With an area of decking immediately outside the back of the home partially covered with steps leading down on to an area of lawn with mature shrub borders. There is a further area of raised decking for seating and summer house/store with mains power and wired internet connection.



### **Driveway**

Providing side by side parking for three cars in front of the home.

### **Tenure**

We are advised by the .gov website that the property is Freehold.

### **Council Tax**

We are advised by the .gov website that the property is band D.

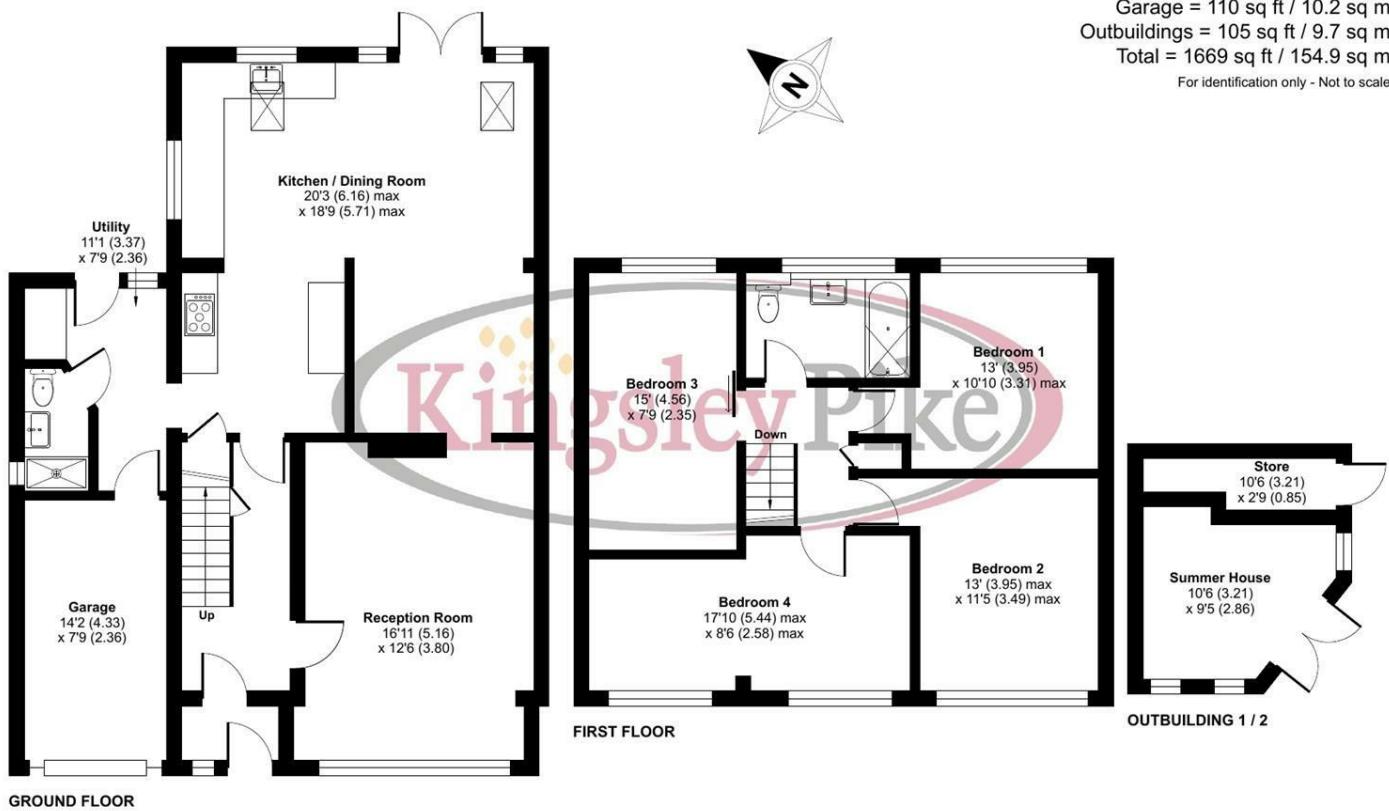
### **Garage**

Up and over door to the front, power, light and personal door in to the utility room.

## Floor Plan

### Hardens Mead, Chippenham, SN15

Approximate Area = 1454 sq ft / 135 sq m  
 Garage = 110 sq ft / 10.2 sq m  
 Outbuildings = 105 sq ft / 9.7 sq m  
 Total = 1669 sq ft / 154.9 sq m  
 For identification only - Not to scale

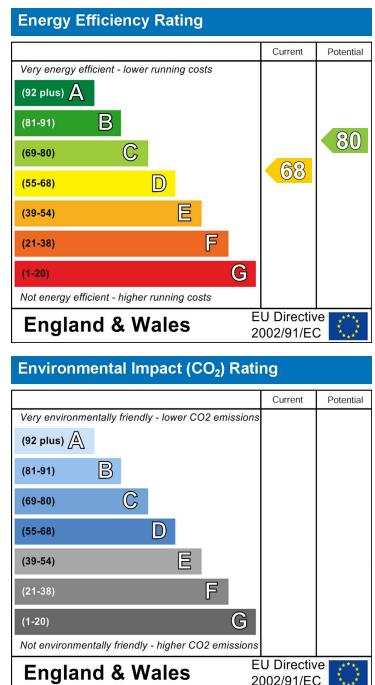


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Kingsley Pike. REF: 1371333

## Area Map



## Energy Efficiency Graph



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