



22 Greenway Avenue, Chippenham, SN15 1AH

£359,950

Located moments from the well loved John Coles Park and 0.4 miles walk to the Mainline station serving London Paddington, an extended semi detached family home with the benefit of off road parking for two cars. Internally comprising; entrance hallway, lounge, 18' kitchen, family room. cloakroom, utility room and store on the ground floor. Three bedrooms and family bathroom on the first floor and to the rear a generous well stocked garden. An ideal family home.

Greenway Avenue

At the front of the home there is space to park two cars off of the road with further unrestricted on street parking available.

The entrance hallway gives access to the lounge, stairs to the first floor and doorway in to the 18ft kitchen.

The kitchen offers a range of floor and wall mounted units, breakfast bar seating, integral dishwasher and fridge/freezer, plumbing for a washing machine, sink and drainer and inset Rangemaster cooker with electric ovens and gas hob. An opening to the rear leads in to the family room which offers a flexibility of use with french doors to the rear, door to the cloakroom and door to the utility room.

From the utility area you can access both the garden and the store space at the front.

On the first floor bedroom one is located at the rear of the home with views over the garden. Bedroom two (a further double) and bedroom three are situated at the front, The bathroom comprises; towel radiator, toilet, wash hand basin, vanity storage and bath with shower over.

At the rear of the home the generous garden is laid to areas of patio and lawn with mature plants, shrubs and garden shed. Ample room for both a young family to play and a keen gardener to tend to their plants.

Its location central to the town gives convenience for commuting, shopping and schools. A viewing is advised to appreciate the many positives the home has to offer.

Entrance Hall



Lounge 11'11 x 10'11 (3.63m x 3.33m)



Kitchen 18'08 x 9'10 (5.69m x 3.00m)



Family Room 18'02 x 8'01 (5.54m x 2.46m)



Cloakroom

Utility Area 8'07 x 7'05 (2.62m x 2.26m)

Landing

Bedroom One 12'01 x 9'10 (3.68m x 3.00m)



Bathroom 6'08 x 6'04 (2.03m x 1.93m)



Bedroom Two 11' x 10'11 (3.35m x 3.33m)



Garage/Store 7'01 x 6'07 (2.16m x 2.01m)

Rear Garden



Bedroom Three 7'11 x 6'05 (2.41m x 1.96m)



Driveway Parking

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 C.

Agents Notes

The sellers have advised that the wood burner in the lounge is not active. Should the new owner wish to use the wood burner it is advised that the relevant specialist installer is consulted to establish if it is in working condition.

Floor Plan



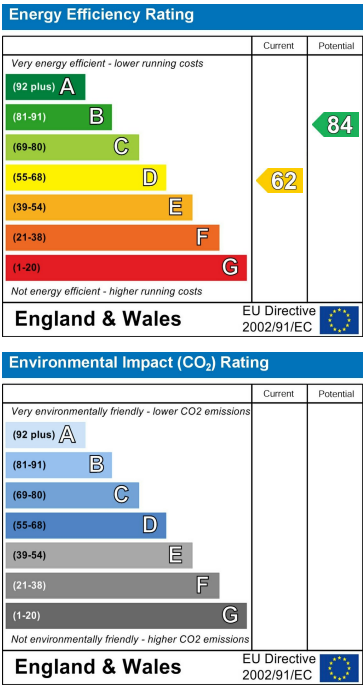
3 BEDROOM SEMI DETACHED HOUSE

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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