



3 Park Lane, Chippenham, SN15 4RN
£425,000

This attractive semi detached home is located just off of the Sutton Benger High Street, only 2.5 miles from Junction 16 of the M4 motorway and less than 4.5 miles from Chippenham with Main Line train station serving London Paddington. To the side of the home is a detached garage with two side by side parking spaces and to the rear a generous well stocked cottage garden. Comprising; entrance hall, lounge, kitchen/dining room, utility room, conservatory, cloakroom, three bedrooms and bathroom. BRAND NEW BOILER, Offered for sale with NO ONWARD CHAIN.

Open Porch

Double glazed windows to both sides, tiled floor and door to the entrance hall.

Entrance Hall



Radiator, stairs to the first floor, door to the lounge.

Lounge



Double glazed windows to the front, radiator, under stairs storage cupboard, chimney breast with Oak mantle and tiled hearth, inset wood burner and door to the kitchen/dining room.



Kitchen/Dining Room



Double glazed windows to the side and rear, opening to the utility room, radiator, tiled floor, exposed red brick chimney breast, floor and wall mounted units, electric oven, electric hob, extractor fan, ceramic sink, dishwasher and space for a table and chairs.



Conservatory/Family room



Double glazed windows to the rear, double glazed French doors to the garden, glass roof, tiled floor and radiator.

Utility Room



Double glazed window to the rear, tiled floor, door to the conservatory, door to the cloakroom, plumbing for a washing machine and space for further appliances.

Cloakroom

Double glazed window to the side, radiator, tiled floor, wash hand basin, toilet, BRAND NEW floor mounted oil fired boiler.

Landing



Doors to all bedrooms and the bathroom as well as loft access.

Bedroom One



Double glazed window to the front, radiator and cast iron fireplace.

Bedroom Two



Double glazed window to the rear, radiator and cast iron fireplace.

Bedroom Three



Double glazed window to the side and radiator.

Bathroom



Double glazed window to the side, part tiled, radiator, wash hand basin, toilet, bath with shower screen and electric shower over.

Gardens



Partially walled with shingle pathways, areas of lawn, seating, raised beds and established well stocked borders, brick store, outside tap, pond, gated side access to the front of the property and personal door in to the garage.



Garage

Up and over door to the front, personal door to the side, window to the rear, power and light.

Driveway

Space for two cars to be parked side by side.

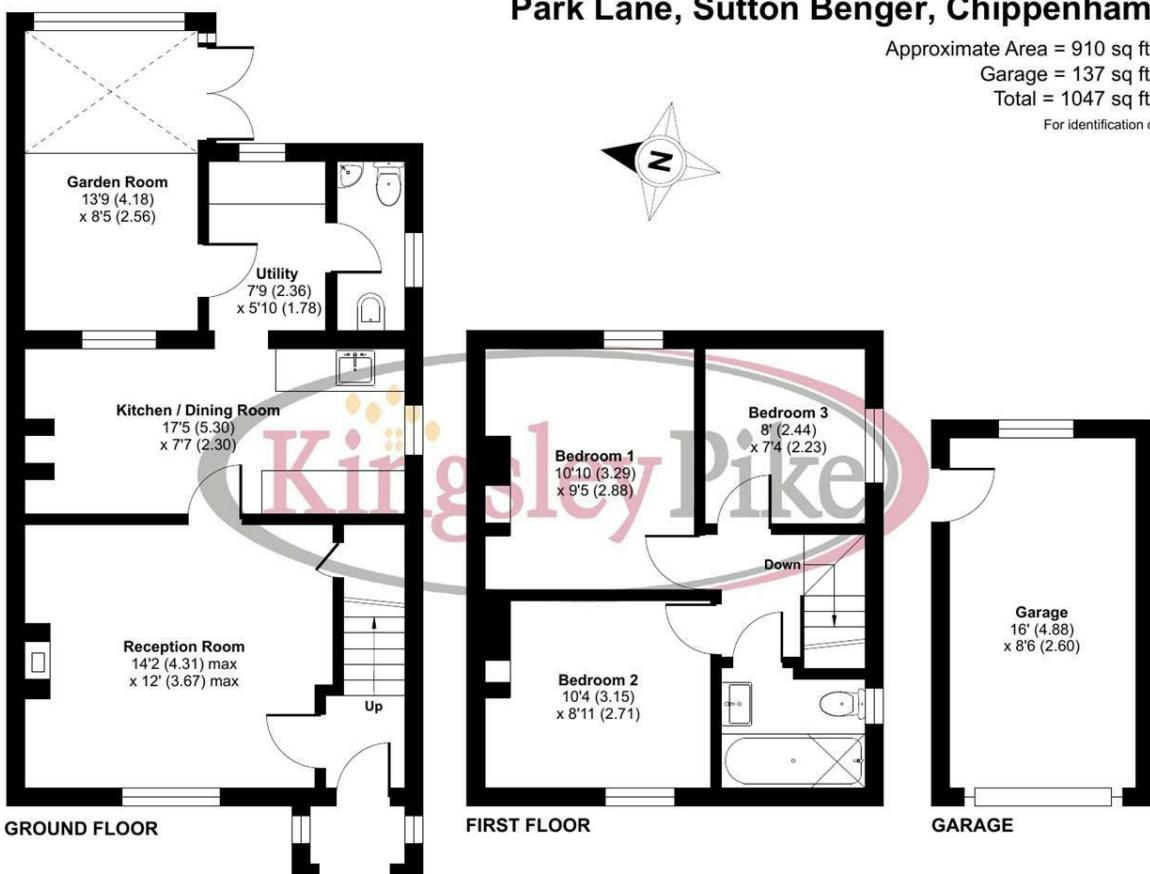
Tenure

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.

Floor Plan



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: 1330539

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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