

richard
james



9 Canterbury Close, Lawns, Swindon, SN3 1HU

Guide Price £450,000



IN A NUTSHELL

 **4**
 **2**
 **1**

- NO ONWARD CHAIN
- FOUR BEDROOMS
- DETACHED
- HIGHLY SOUGHT AFTER AREA
- DOWNSTAIRS WC
- GARAGE AND DRIVEWAY PARKING
- CUL DE SAC LIVING

This fantastic four bedroom detached family home can be found tucked neatly into a quiet cul-de-sac in Lawn. Local to useful amenities such as a school, doctors surgery and shops, whilst being a short drive from Old Town, Great Western hospital and the connecting A419 and M4.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

CALL US FOR A FREE VALUATION ON YOUR PROPERTY...

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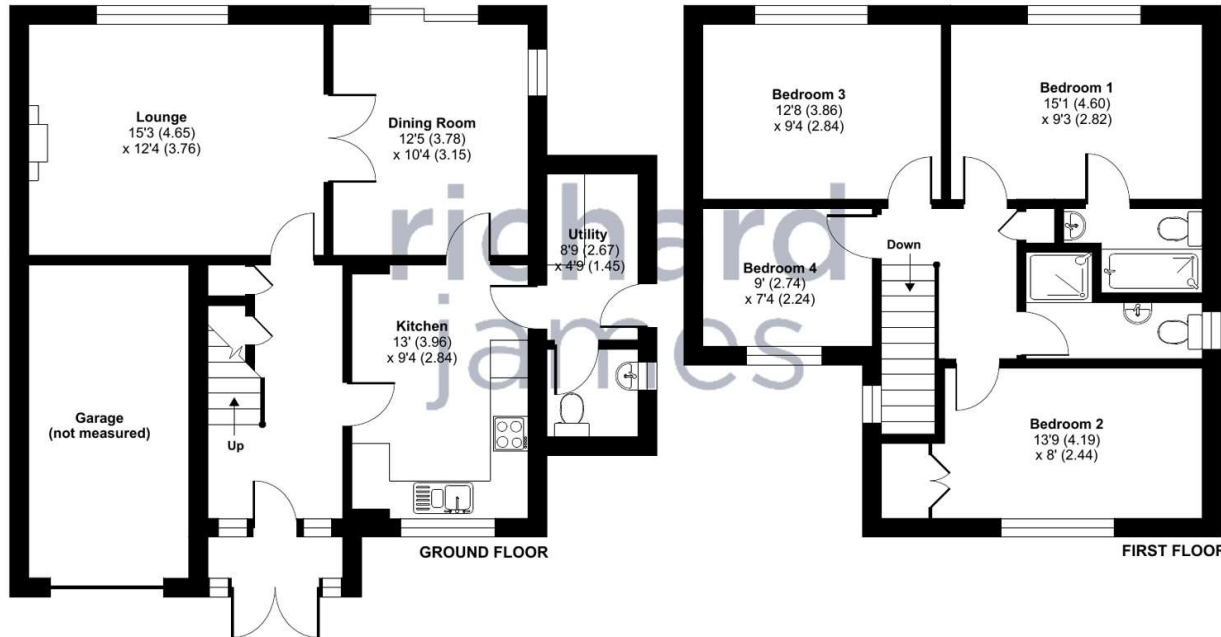
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Approximate Area = 1279 sq ft / 118.8 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2023. Produced for Richard James. REF: 1047755

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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