

richard
james



52 Pleydell Road, Old Town, Swindon, SN1 4DH

Offers Over £425,000



IN A NUTSHELL

 4  2  2

- FOUR BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- KITCHEN DINER
- PRIVATE REAR GARDEN
- DOUBLE GARAGE & DRIVEWAY
- EN SUITE TO MASTER

This immaculately presented four bedroom family home can be found in a highly sought after area of Old Town. Close to the many local amenities such as schools, shops, restaurants and bars whilst boasting ample parking, a large garden and double garage.

The property comprises; entrance hall, spacious living room, WC and full width kitchen diner with patio doors leading to the rear garden. Upstairs you'll find the fourth bedroom, family bathroom and three comfortable double bedrooms of which the master boasts an en suite. The large rear garden is laid to patio, lawn and decking whilst remaining completely private from the rear. The property also benefits from ample driveway parking and a double garage.

Get in touch for your chance to view!

EPC: C

Council Tax: E

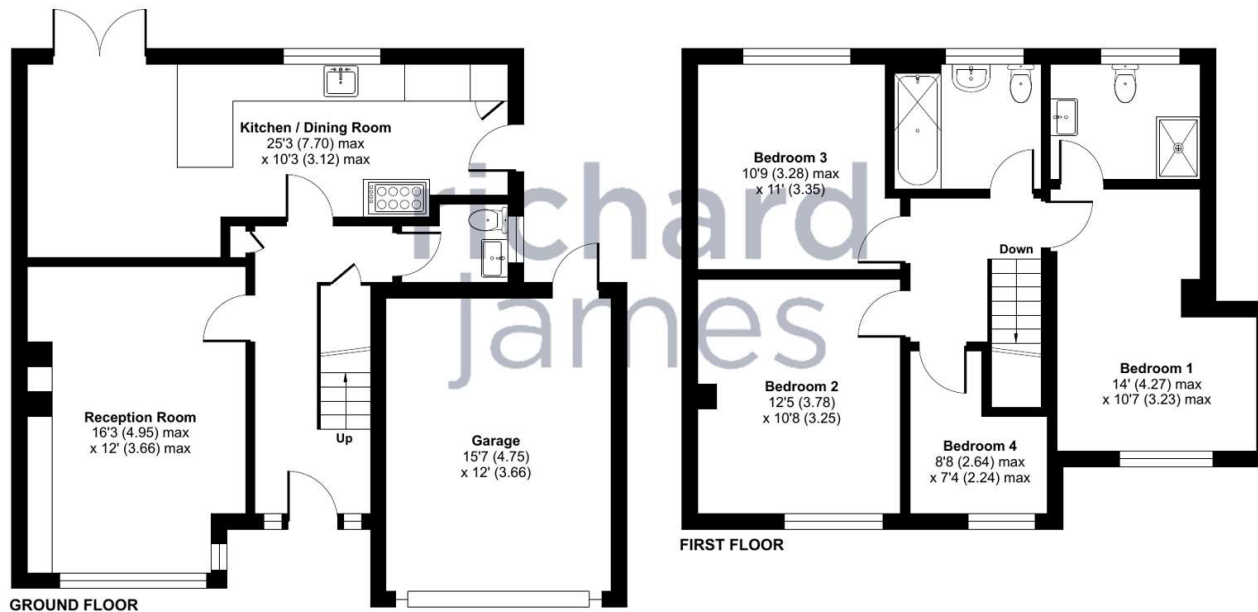


EXCEPTIONAL SERVICE

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

Approximate Area = 1195 sq ft / 111 sq m
Garage = 188 sq ft / 17.4 sq m
Total = 1383 sq ft / 128.4 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 2024. Produced for Richard James. REF: 1084084

Richard James & their clients give notice that:

- These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
- 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.
- All Measurements are approximate.

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

**richard
james**

101 Victoria Road | Old Town | Swindon | SN1 3BD

| 01793 311 042

dannyhale@richardjames.uk

Find me on [incentivised.com/Danny Hale](https://www.incentivised.com/DannyHale)

rightmove
find your happy