



richard  
james

**11 Clarke Drive, Shaw, Swindon, Wiltshire, SN5 5SH**

**Offers in excess of £425,000**



## IN A NUTSHELL

 **5**
 **2**
 **2**

\*\*\*EXTENDED 5 BEDROOM DETACHED, QUIET SHAW CUL DE SAC\*\*\*

Situated in a quiet Shaw cul de sac, we are pleased to present this 5 bedroom ensuite detached family home. The property benefits from uPVC double glazing, gas radiator central heating, cloakroom, sitting room, dining room, fitted kitchen, utility room, master bedroom with ensuite shower room, 4 further bedrooms, family bathroom, garage & gardens. The property is well located for all local amenities, shops, schools etc Lydiard Park & M4 J16. Viewing is highly recommended by the vendor's sole agent.

## EPC

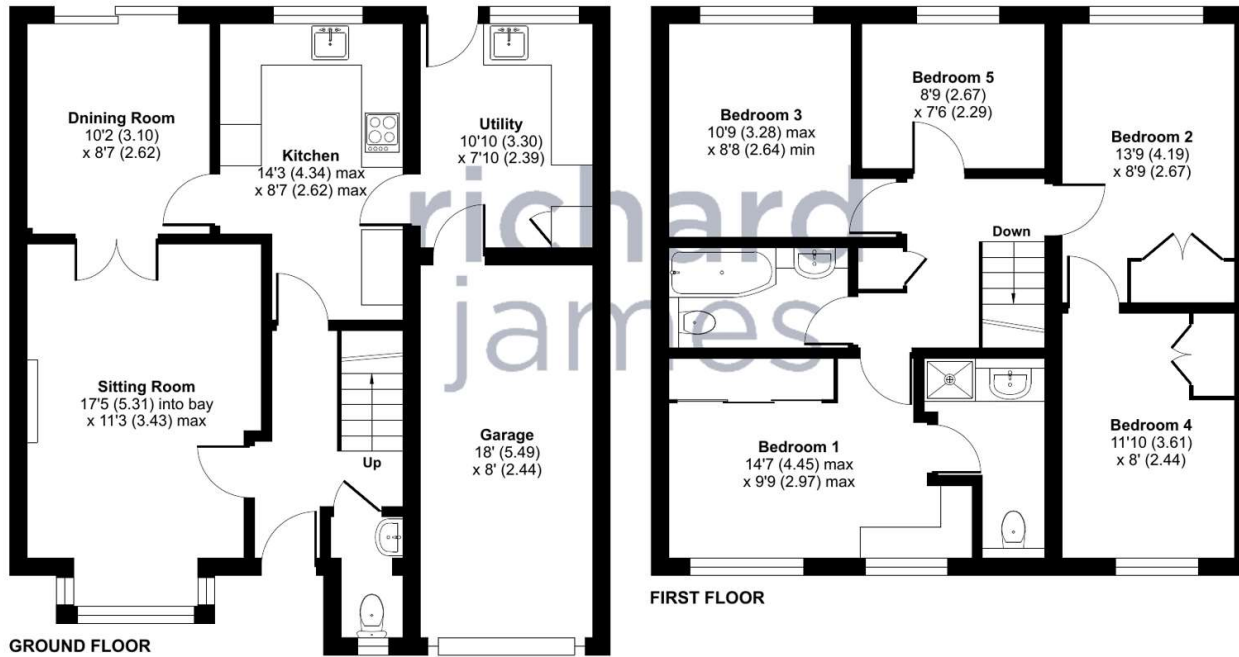
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		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.

Approximate Area = 1300 sq ft / 120.7 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1450 sq ft / 134.6 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). © nchecon 2024. Produced for Richard James. REF: 1102593

### Richard James & their clients give notice that:

1. 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.
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.

- 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...**

**richard james**

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