



Linden Way, Common Platt, SN5 5DE

offers in the region of **£525,000**

**richard  
james**

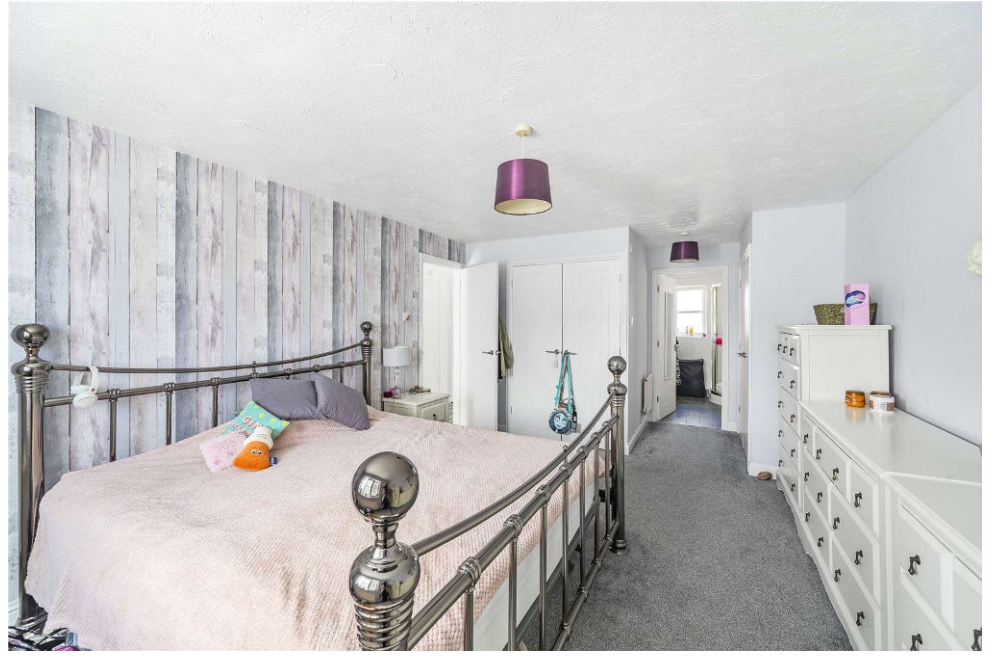


freehold energy  
efficiency rating

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\*\*\*SIMPLY STUNNING & HUGE 4 BED ENSUITE & DOUBLE GARAGE\*\*\*

Set in a quiet common platt cul de sac, we are pleased to present this much improved 4 bedroom ensuite detached family home. The property enjoys being in the Royal Wootton Bassett schools catchment area & benefits from uPVC double glazing, gas radiator central heating, cloakroom, study, sitting room, dining room, re fitted kitchen/breakfast room, utility room, master bedroom with ensuite, 3 further bedrooms, family bathroom, double garage & gardens. The property is well located for all local amenities, shops, schools etc Lydiard Park, Peatmoor Lagoon & M4 J16. Viewing is highly recommended by the vendor's agent.



## 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

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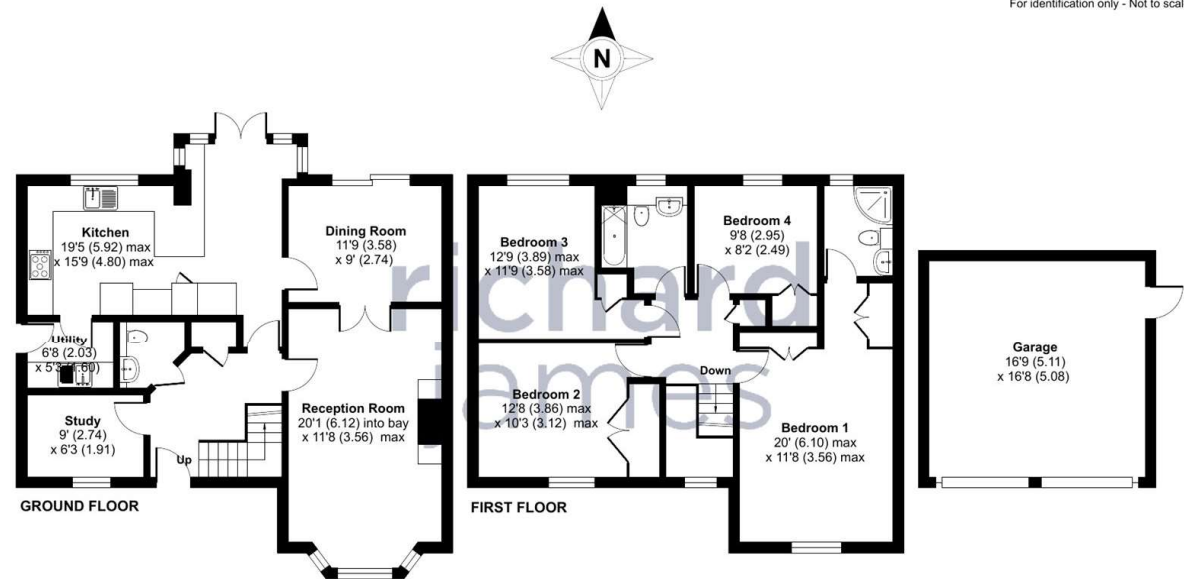
call us for a free  
valuation on your  
property

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Lucena House | Shaw Village Centre | SN5 5PY

Approximate Area = 1610 sq ft / 149.6 sq m  
Garage = 281 sq ft / 26.1 sq m  
Total = 1891 sq ft / 175.7 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). © rjcheom 2024. Produced for Richard James. REF: 1116395

### 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.

rightmove 