

A modern kitchen featuring a central island with a white countertop and a built-in gas hob. The island is surrounded by black leather bar stools. The background shows dark wood cabinetry, a sink with a chrome faucet, and a large window with horizontal blinds. A wooden door frame is visible on the right side of the image.

richard  
james

5 Parr Close, Grange Park, Swindon, Wiltshire, SN5 6JY

**Offers in excess of £475,000**



## IN A NUTSHELL

 **4**
 **2**
 **2**

\*\*\*TOP OF THE RANGE EVERYTHING\*\*\*

The house has been professionally extended & totally re furnished through with high end tech & materials. The property is well located in a quiet Grange Park cul de sac which is well within walking distance of Tregoze & LPA schools. The property benefits from uPVC double glazing, gas radiator central heating, ground floor under floor heating, cloakroom, sitting room, 18' cinema room, re fitted kitchen/breakfast room, master bedroom with ensuite, 3 further bedrooms, family bathroom, parking & 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>		<b>79</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







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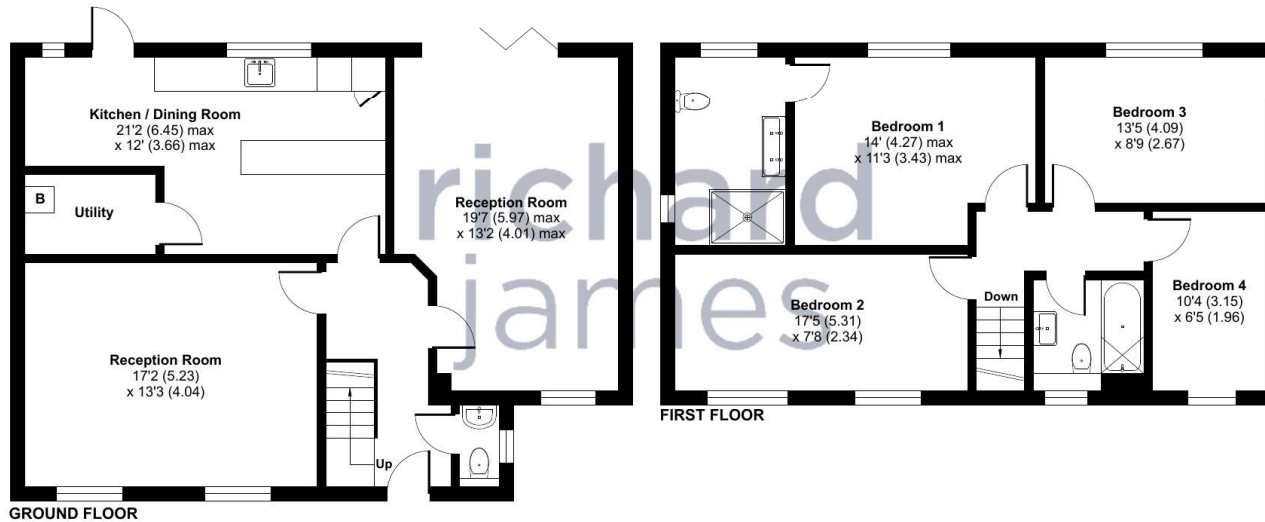
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Approximate Area = 1528 sq ft / 141.9 sq m

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: 1120005

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3. All Measurements are approximate.

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