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Estate Agents
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FOR SALE

30 Whittington Road, Westlea, Swindon, Wiltshire, SN5 7DF

Asking Price £450,000



IN A NUTSHELL

 **4**
 **3**
 **2**

This EXTENDED four bedroom detached home is well located in one of West Swindon's most desirable roads and would be perfect for a family due to its superb condition, its modern open plan kitchen/dining room plus its popular location just a short walk from local schools, shops and amenities.

This property also offers easy access to J16 of the M4 and Central Swindon.

This property offers features such as solid wood flooring throughout the ground floor, a woodburner stove and a superb open plan kitchen/dining area offering superb social and entertaining space.

The ground floor living accommodation comprises; entrance hall, a bay fronted living room that is open to the dining room, a modern and extended kitchen/dining room with windows and french doors giving views and leading to the rear garden, utility room and integral garage.

The first floor offers; first floor landing, a spacious main bedroom with en-suite shower room, a large second bedroom, bedrooms three and four plus a modern family bathroom.

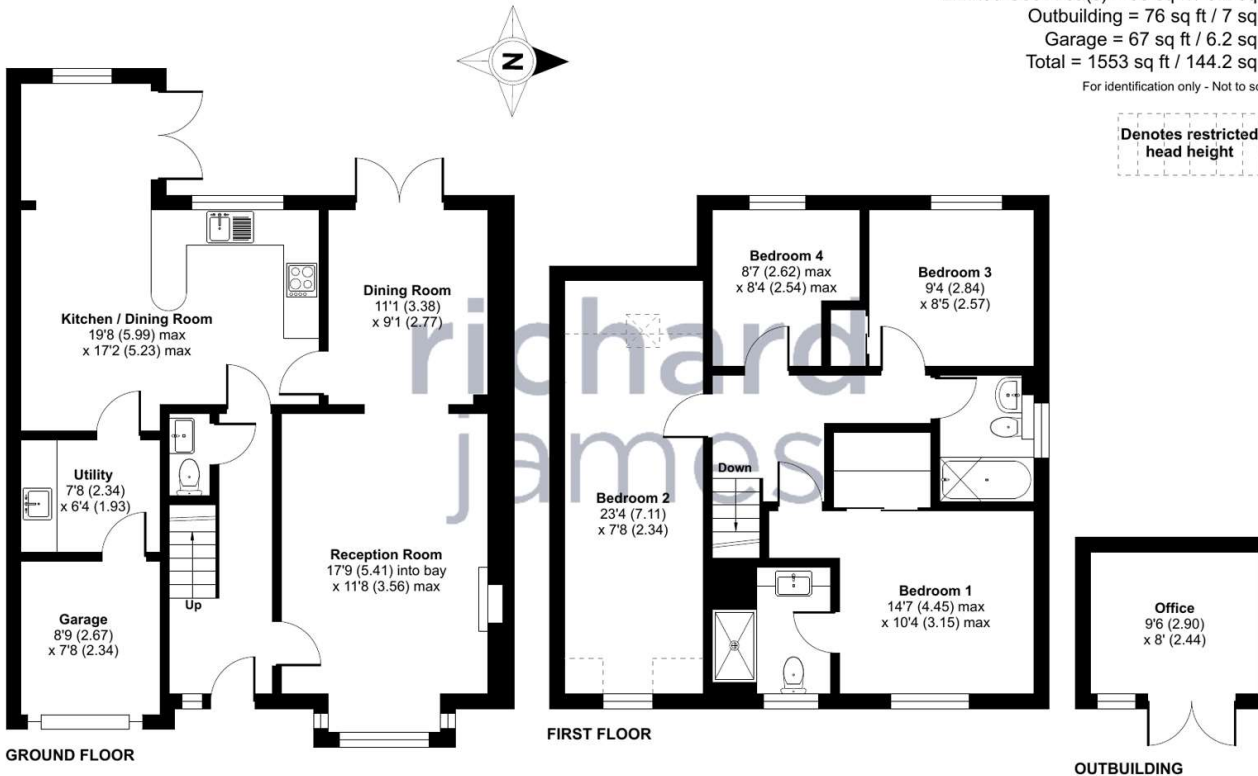
To the rear is an enclosed rear garden with a patio seating area leading to a well maintained lawn with a pathway leading to the home office at the rear of the garden which offers power and lighting.

To the front is a generous block paved driveway offering parking for multiple vehicles.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for Richard James. REF: 1112481

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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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