

richard
james



38 Boundary Close, Willowbrook, Swindon, SN2 7TL

Asking Price £475,000



IN A NUTSHELL



A stunning 4 bedroom detached family home with double garage and landscaped rear garden located in Willowbrook.

The property benefits from : Lounge, study/playroom, cloakroom, large modern fitted kitchen and huge conservatory.

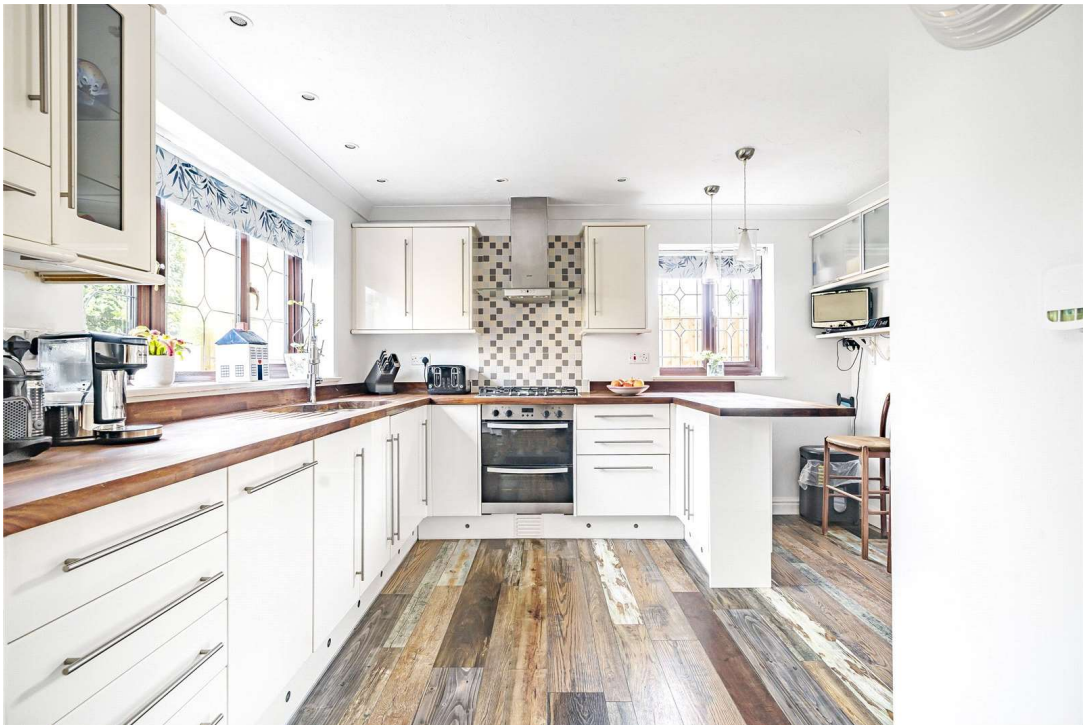
Upstairs there are 4 bedrooms master with en suite, family bathroom.

Outside there is a large landscaped rear garden and long front driveway leading to a double garage.

If you are looking for the perfect family home in the perfect location then look no further.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

-  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...

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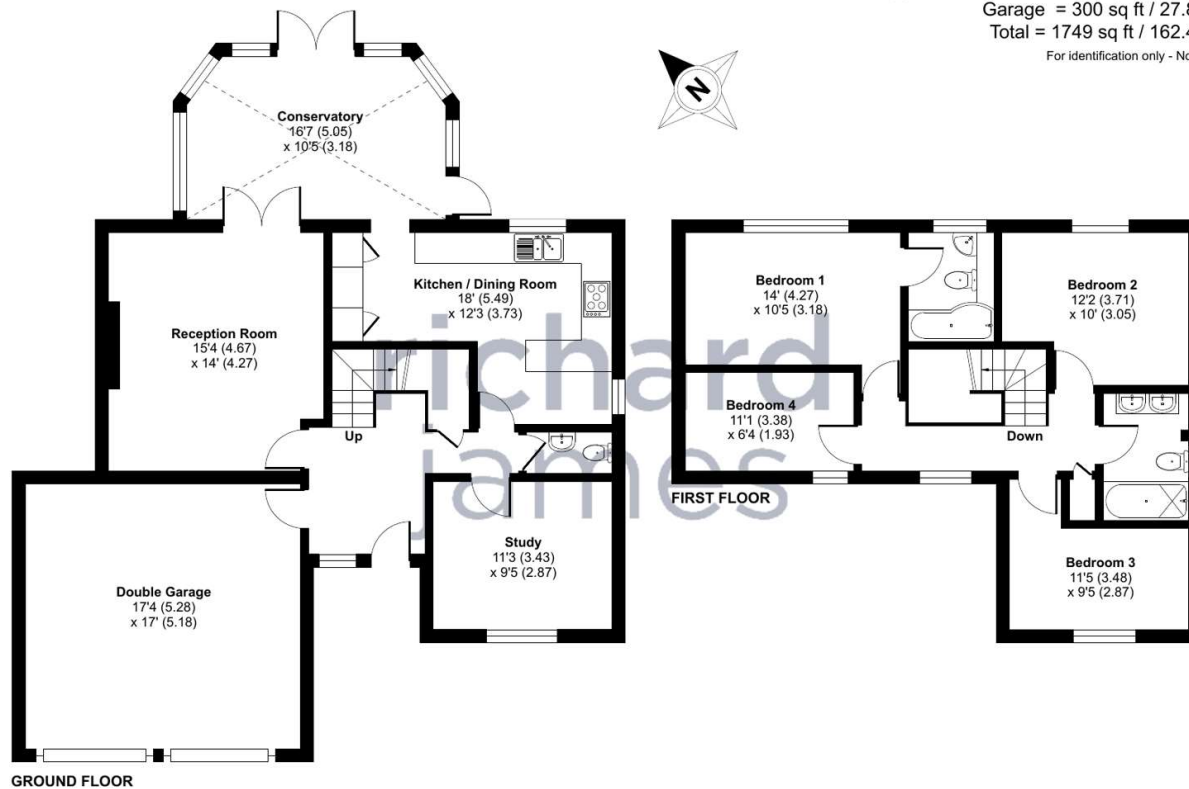
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Find me on [incentivised.com/Steven_Hendry](https://www.incentivised.com/Steven_Hendry)

Approximate Area = 1449 sq ft / 134.6 sq m
Garage = 300 sq ft / 27.8 sq m
Total = 1749 sq ft / 162.4 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). © ntxchem 2024. Produced for Richard James. REF: 1115505

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.

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