



richard
james

39 Whittington Road, Westlea, Swindon, SN5 7DF

Offers in the region of £600,000



IN A NUTSHELL

 **5**
 **3**
 **2**

IF YOU ARE LOOKING FOR SPACE TO WORK FROM HOME OR FOR A GRANNY ANNEX, THEN LOOK NO FURTHER

Boasting over 2500sq ft, situated at the end of a quiet cul de sac & OFFERED WITH NO ONWARD CHAIN. We are pleased to offer this much improved and extended 5/6 bedroom detached family home. The property offers large flexible accommodation and benefits from uPVC double glazing, gas radiator central heating, sitting room, dining room, re fitted kitchen/breakfast room, utility room, family room/annex/bed 6, master bedroom with ensuite bathroom, 3 further bedrooms, guest suite/bed 5, family bathroom, double garage, wrap around private gardens. The property is offered with no onward chain and viewing is highly recommended by the vendor's sole agents.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	79

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...

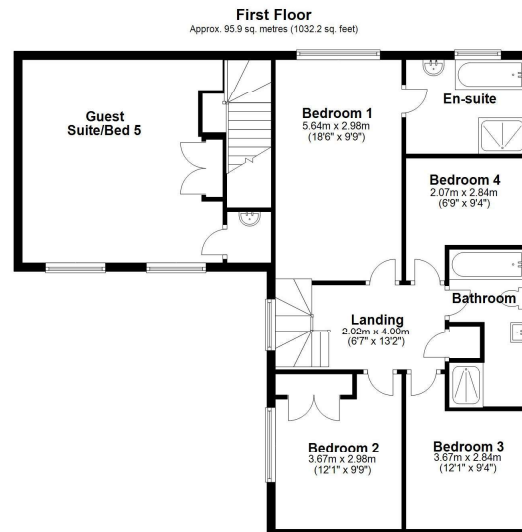
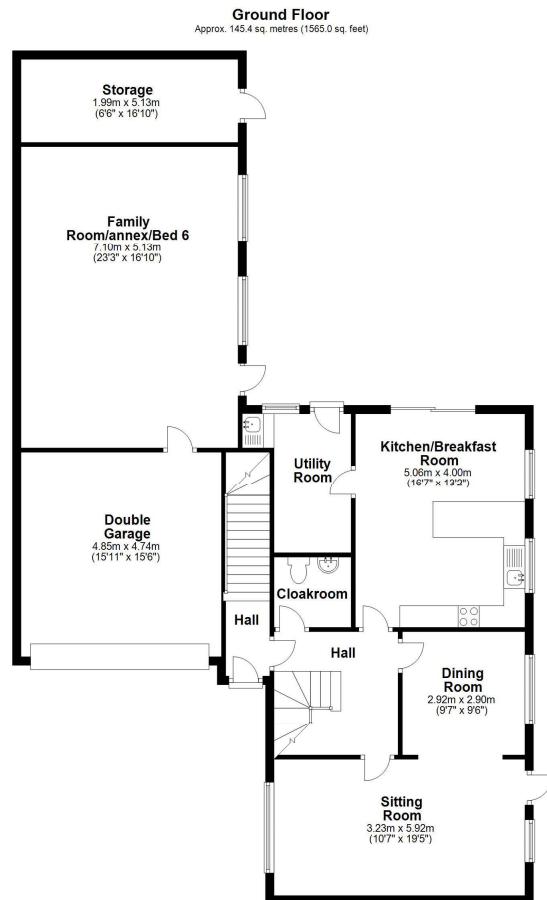
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Total area: approx. 241.3 sq. metres (2597.2 sq. feet)

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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