

richard
james



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

Guide Price £420,000



IN A NUTSHELL



OFFERED CHAIN FREE!!

Situated in a QUIET CUL DE SAC adjacent to Westlea Primary School, we are pleased to offer this 4 bedroom ENSUITE DETACHED family home, The property benefits from uPVC double glazing and gas radiator central heating.

The downstairs accommodation comprises: entrance hall, downstairs WC, living room, dining room, uPVC double glazed CONSERVATORY, kitchen and UTILITY ROOM

Upstairs you will find a landing, bedroom one with DRESSING AREA AND ENSUITE shower room, 3 further bedrooms, and family bathroom.

Outside there is a driveway with parking for 2-3 vehicles, GARAGE and enclosed rear garden which includes a bespoke hand built summer house.

The property is well located for all local amenities including shops, schools, restaurants plus Lydiard Park. Junction 16 of the M4 is within 3 miles of the property.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(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	



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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Approximate Area = 1285 sq ft / 119.3 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1429 sq ft / 132.6 sq m
For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James. REF: 1150242

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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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