



richard
james

34 Pitchens End, Broad Hinton, Swindon, Wiltshire, SN4 9PR

Guide Price £425,000



IN A NUTSHELL

 **3**  **1**  **1**

A skilfully extended 3 bedroom link detached family with a stunning kitchen/dining room.

The property briefly comprises living room, open plan kitchen/family/dining room, utility room on the ground floor. The first floor offers three bedrooms and family bathroom. Outside offers south facing garden with patio area and to the front driveway and garage,

Located within Broad Hinton with its popular primary school, Village community centre, The Crown Pub as well as Italian restaurant all within walking distance this village really do have a great community feel.

Broad Hinton provides ease of access to Royal Wootton Bassett, Wroughton and Marlborough as well as J16 M4. Swindon Station is a short drive away with mainline to London Paddington in less than an hour.

EPC



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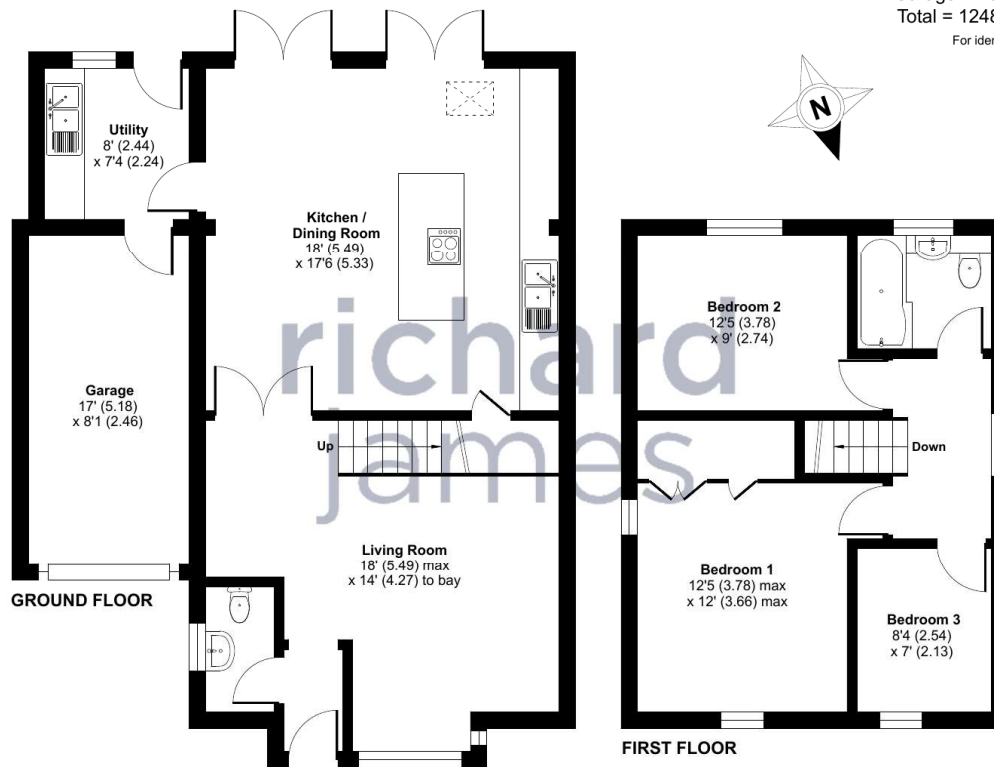
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Find me on [incentivised.com/Alex Hornby](https://www.incentivised.com/AlexHornby)

Approximate Area = 1111 sq ft / 103.2 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1248 sq ft / 115.9 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). © ntechcom 2024. Produced for Richard James. REF: 1173407

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